PARKER
COLORADO

PLANNING COMMISSION MINUTES
January 11, 2024

Vice Planning Commission Chairperson Eliana Burke 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 Leland Sloan, Angela Lindstrom, Ruth Ann Nelson, Erik Frandsen, Eric Rieger and Nick Metz. Alternate Commissioner Jane Lane was also present, but not seated.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the November 9, 2023, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – HARDING HEIGHTS -

1. **Parker Downs Filing No. 3 Lots 1 and 2 Rezone to Commercial**
2. **McClintock II Lot 1 Rezone to Commercial**
3. **Use by Special Review**
4. **Minor Development Plat**

Applicant:	Coy Williams, Kimley - Horn
Location:	Southwest corner of Parker Road and Longs Way
Department:	Community Development, Ashley Chasez
TRAKiT No.:	Z20-019, Z20-021, SUB20-031

STAFF PRESENTATION

Ashley Chasez, Planner 1, presented the staff report proposing three land use applications to accommodate a gas station with two additional commercial vacant parcels:

1. Rezone of 2.01 acres from Moran PD to C-Commercial and 1.94 acres from Modified Commercial to C-Commercial, this rezone will ensure the entire 6 acre development is the same zoning of C-Commercial
2. Use by Special Review to allow for a convenience store with gasoline pumps on the lot located at the southeast corner of Parker Road and Longs Way.
3. Minor Development Plat to subdivide 6 acres into three commercial lots to be known as Harding Heights.

Ms. Chasez concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Rezonings, Use by Special Review and Minor Development Plat.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson had concerns about traffic safety and the grade change for the south access to the gas station which appears to share the same access as the old Mountain Man Nut Company; *(staff said site access would be reviewed by the Town's engineering staff).*
- Commissioner Ruth Ann Nelson asked if the Parker Rd. and Longs Way intersection is a full access intersection; *(staff said the Parker Rd. and Long Way intersection is a three quarters access movement intersection, which is a left in, right in, right out, no left out).*
- Commissioner Erik Rieger asked if in addition to the deceleration lane going into the south access point, will there be an acceleration lane coming out and south onto Parker Rd.; *(staff said the applicant has already provided funding for an acceleration lane to be built once the southern property is developed).*

APPLICANT PRESENTATION

Mike Talcott, who resides at 11724 Hannibal Street, Commerce City, CO, and Coy Williams, who resides at 6200 South Syracuse Way, Suite 300, Greenwood Village, CO, gave the presentation.

- The applicants provided company background, company philosophy and recent projects.
- The applicants provided an overview of the proposed project.
- The applicants provided a summary of the rezoning, Use by Special Review and Minor Development Plat.

PUBLIC COMMENT

- Shawn Dickman, who resides at 6716 Fonder Drive (*outside of the Town of Parker jurisdiction*), is new to the area, wanted to get involved with the community, and talk to

the commissioners and staff after the meeting, and also in support of the QuikTrip projects.

PUBLIC HEARING CLOSED: 7:30 P.M. – HARDING HEIGHTS -

1. **Parker Downs Filing No. 3 Lots 1 and 2 Rezone to Commercial**
2. **McClintock II Lot 1 Rezone to Commercial**
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PLANNING COMMISION DISCUSSION

- Commissioner Erik Frandsen said he is in support of the project, thinks this is a smart use for the corner, appreciates the job creation, tax revenue for the Town and meets the nine criteria.
- Commissioner Nick Metz appreciates that it is a family and employee-owned business and is in support.
- Commissioner Ruth Ann Nelson said she is in support of all four motions and is particularly happy about cleaning up the zoning, appreciates the applicant for assisting with the rezoning effort, her safety concerns on Parker Road and the access points have been satisfied and thinks this will be a great addition.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the zoning request for Parker Downs Filing No.3 Lots 1 and 2. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the zoning request for a portion of McClintock Lot 1. Commissioner Leland Sloan seconded; a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Use by Special Review, subject to the following condition: That the Use by Special Review material submitted to the Community Development Department on December 9, 2020, shall be the approved Use by Special Review materials. Commissioner Erik Rieger seconded; a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Minor Development Plat. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Erick Frandsen moved that the meeting be adjourned. Commissioner Angela Lindstrom seconded the motion, and the motion was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

~~Gary Poole~~ Eliana Burke
Chair