



PLANNING COMMISSION MINUTES

January 25, 2024

Planning Commission Chairperson Gary Poole called the meeting to order at 7:01 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also present and seated were Commissioners Jane Lane, Ruth Ann Nelson, Erik Frandsen and Eric Rieger.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the January 11, 2024, meeting minutes. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – LOOKING GLASS SEGMENT 2A- FILINGS 21 & 22 SKETCH AND PRELIMINARY PLANS

Applicant: Matt Childers, Dream Finders Homes
Location: South side of Stroh Road west of Chambers Road
Department: Community Development, Julia Duncan
TRAKiT No.: SUB22-058 and SUB22-059

STAFF PRESENTATION

Julia Duncan, associate planner, presented the staff report proposing a Sketch and Preliminary Plan for 150 duplex lots with 4 tracts for landscaping and drainage. Ms. Duncan concluded with the determinations in the staff report that Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A- Filings 21 & 22 Sketch Plan and that Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A- Filings 21 & 22 Preliminary Plan.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson asked for clarification on the differences between the two parks on the south end and the age restricted park; *(staff said the filings in tonight's presentation would be age restricted, referring to the presentation slide staff said the green shaded park will be restricted to these filings and be age restricted, other open space and parks are mentioned because they are part of the whole Looking Glass development and the whole Looking Glass development meets the parks and open space requirements based on the development's unit counts including those in the project proposed tonight and that the other parks shown in yellow and pink, while not in filings 21 and 22 are available to the residents of these filings).*
- Commissioner Erik Frandsen asked if the age qualified restriction is a marketing tool or a restriction by the Town; *(staff said the Town would not enforce an age restriction and that any restrictions would be up to the applicant and the owner).*
- Commissioner Jane Lane asked for clarification on parks requirements for large developments such as Looking Glass and does this happen a lot where parks requirements are satisfied by individual filings; *(staff said yes, this does occur with large filings like this, because the open space is spread out and that the Looking Glass development as a whole actually has more parks space than is required by code).*
- Commissioner Jane Lane asked what would happen if this area were to be subdivided in the future, how would parks and open space be calculated; *(staff said the code at the time would determine that).*

APPLICANT PRESENTATION

Steve Allen (Henry Design Group) gave the applicant's presentation.

- The applicant introduced the development and design team.
- The applicant provided information on the overall Looking Glass project.
- The applicant provided specific information on Looking Glass Filings 21 and 22 including:
 - Site and landscape plans
 - Parks, trails and open space plans
 - Park amenities

Commissioner discussion with applicant:

- Commissioner Ruth Ann Nelson asked about the proximity of the pickle ball courts (and related noise) to the residences; *(applicant said they don't have a direct measurement, staff said the overall sketch and preliminary plans dictated the amenity provisions within these parks and applicant said that the pickle ball courts are not part of this application but will part of the site plan application for tract C).*

- Commissioner Jane Lane said she too was confused by the offsite parks being included in this filing's application, but are really part of the whole Looking Glass development.

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:19 P.M. – LOOKING GLASS SEGMENT 2A- FILINGS 21 & 22 SKETCH AND PRELIMINARY PLANS

Commissioner discussion:

- Commissioner Ruth Ann Nelson said she is impressed with the Looking Glass development and the work that staff has done to ensure that that it proceeds the way it was originally proposed to the Planning Commission, thinks that the paired homes is a great way to increase housing density and is in support of this application.
- Commissioner Erik Frandsen said he is in support of the application which is consistent with what the commission was expecting.
- Commissioner Jane Lane agrees and believes that this application meets all the requirements.
- Commissioner Eric Rieger agrees as well and appreciates the explanation on parks requirements across the entire development and is in support of the application.
- Commissioner Gary Poole said he is in support as well.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the requested Looking Glass Segment 2A- Filings 21 & 22 Sketch Plan. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed unanimously.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve requested Looking Glass Segment 2A- Filings 21 & 22 Preliminary Plan. Commissioner Erik Frandsen seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:22 P.M. – COMPARK VILLAGE PLANNED DEVELOPMENT AMENDMENT NO. 6

Applicant: Larry Jacobson, Westside Investment Partners
 Location: North and south of Compark Blvd and west of Chambers Road
 Department: Community Development, Stacey Nerger
 TRAKiT No.: Z21-028

STAFF PRESENTATION

Stacey Nerger, senior planner, presented the staff report proposing a Planned Development (PD)

amendment to the Compark Village PD to rezone certain Commercial Retail Planning Areas to Business Employment as well as add an overlay to allow for data centers as a use by right in certain areas. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Compark Village Planned Development 6th Amendment Rezoning.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson asked which of the nine criteria staff felt the applicant did not meet initially and were going to be addressed by the applicant tonight; *(staff said the following criteria were not met: No. 1 - does a need exist, No. 2 – is this the correct site, No. 4 – have there been significant changes in the area to warrant a zone change and No. 8 – is this rezoning consistent with the master plan).*

APPLICANT PRESENTATION

Larry Jacobson with West Investment Partners gave the applicant's presentation.

- The applicant introduced the development team.
- The applicant provided history of the Compark Village PD.
- The applicant provided an overview of the application and PD amendment.
- The applicant addressed Parker's nine criteria for rezoning.
- The applicant provided benefits of rezoning.

Commissioner discussion with applicant and staff:

- Commissioner Ruth Ann Nelson asked what is the time period for the referenced \$1.5 to \$1.7 million; *(applicant said over 10 years from 2025 through 2035).*
- Commissioner Ruth Ann Nelson asked for details on the proposed building's scale, size, square footage; *(applicant said the building on the larger lot would be in the 250,000 sq. ft. range and for scale comparison the Edge at 470 buildings are roughly 100,000 sq. ft. and the building on the smaller, nine acre site across the street would be roughly 130,000 sq. ft.).*
- Commissioner Jane Lane asked if the zoning is going from retail to light industrial, not taking the data overlay into consideration; *(applicant said the rezone would be to business employment (BE), likely flex light industrial space which would allow for other uses; staff added that BE allows for a variety uses including some commercial uses as well as light industrial, flex, research and development).*
- Commissioner Jane Lane asked if large buildings are allowed in the proposed rezoning; *(staff said the underlying zoning would not restrict building size).*
- Commissioner Jane Lane asked that the applicant is wanting to add a new overlay district for data centers that does not exist in the Town's current Master Plan; *(applicant said that*

data centers are a new use in the Town and Town staff asked the applicant to develop standards for data centers which is being added through an overlay district).

- Commissioner Ruth Ann Nelson asked why a data center overlay is being created instead of considering this a light industrial flex use; *(staff said they didn't want the data center use to be allowed throughout the Compark Village PD area, staff wanted it to be limited to certain areas, this use is new and the Town wants to learn more and through our research staff is learning that these types of uses have large buildings; the proposal is near existing residential areas and this area was supposed to be commercial retail; and staff is trying to create standards so that the buildings are more articulated and look more commercial in nature rather than a big block building).*
- Commissioner Ruth Ann Nelson asked what information the Town has on employment rates in various industrial flex areas; *(staff said within the newer Edge at 470, which is light industrial flex, staff is seeing a variety of tenants bringing in lots of jobs and others not so much, that the buildings are about 86,000 sq. ft. and depending upon the tenants between 50 to a 100 employees).*
- Commissioner Erik Frandsen asked if the data center overlay is not created can the data center still be built at this location; *(staff said a data center is not listed as a permitted use within this area, Town staff has researched data centers and what is their primary use and determined that it doesn't fit any existing uses without an overlay).*
- Commissioner Erik Frandsen asked if the data center overlay has a height restriction; *(staff said there is a 60 ft. height restriction within the Business Employment zoning which is the same height limit in the current commercial zoning, so no increase).*
- Commissioner Ruth Ann Nelson asked about any environmental impacts due to the large amount of electricity necessary such as interference issues with nearby residential cable or other electronic devices; *(applicant said the electricity generation would come out of the substation and that the building is designed and engineered accordingly, so no).*

PUBLIC COMMENT OPENED

Robert Osborn, Core Electric Cooperative, 5496 HWY 85, Sedalia, CO passed out information packets to staff and the commissioners, provided background information about CORE, addressed data center infrastructure, said this is a prime site for a data center as it relates to the substation's location, said the substation is designed to handle the electricity needs for this and other uses within the Compark Village area, said this use would benefit Parker, provided Parker financial impact information, said this use allows CORE customers to have stable electricity rates and talked about CORE's support for this application.

T. J. Sullivan, Parker Chamber of Commerce, 19751 East Mainstreet, Parker, CO talked about the chamber's support for this rezoning application, talked about the chamber's goals and priorities as they relate to the local business community such as increased tax revenue for the Town, said a

high tech investment anchor will attract additional high tech investment and future jobs, and said that CORE's investment in infrastructure will help the economy.

PUBLIC COMMENT CLOSED

Commissioner discussion with staff and applicant:

- Commissioner Ruth Ann Nelson asked how many and what types of ancillary jobs would this data center create if approved; *(applicant said if this data center had five different tenants, each tenant would have building maintenance personnel responsible for monitoring and maintaining operations, utilities, etc. which would be good paying tech jobs, but not many and also each user brings in their own employees and consultants to monitor their piece of the building which would be high paying tech jobs, and estimates that 30-50 employees and consultants would staff the data center).*
- Commissioner Ruth Ann Nelson asked how this data center would attract other tech users to the area; *(the applicant said this data center is a technological category leader, which would attract other tech users, cements the Town's position as a tech leader in the front range and sending the message to the community that Parker is tech savvy and tech friendly for additional tech jobs).*
- Commissioner Ruth Ann Nelson asked about the revenue figures provided by the applicant which were \$1.5-1.7 million over 10 years compared to CORE's revenue figures of \$2.9 million per year; *(applicant clarified that the fiscal impact study projects \$1.5-1.7 million per year net revenue to the Town).*
- Commissioner Jane Lane asked about the attached 3.3 acre parcel that may or may not become part of the data center overlay; *(staff referred to the 13.72 acre commercial lot on the south side of Compark Boulevard being rezoned to Business Employment leaving 3.3 acres at the hard southwest corner that will remain commercial retail, but if a data center is developed as a single cohesive unit, the 13.72 acre lot plus the 3.3 acre lot could be developed as a single data center).*
- Commissioner Jane Lane asked in follow up if that amount of land is necessary in order to have the right size data center and is that why it is included in the overlay; *(applicant said data centers want scale, the larger the property, the larger the building so that development costs can be spread out over larger buildings).*
- Commissioner Jane Lane asked for clarification that the applicant is proposing business employment for the rest, but not for the 3.3 acre parcel, except we are adding it into the data center overlay; *(applicant said if a data center does not develop on the 3.3 acre parcel, it would remain commercial retail and if a data center does develop on the whole 17 acres, then the retail would go away from the hard corner and it would become a data center, the data center overlay would trump the commercial retail, and the applicant is trying to*

preserve commercial retail, staff added they wanted the 3.3 acre hard corner lot to remain as commercial retail).

PUBLIC HEARING CLOSED: 8:20 P.M. – COMPARK VILLAGE PLANNED DEVELOPMENT AMENDMENT NO. 6

Commissioner discussion:

- Commissioner Erik Frandsen acknowledged the complexity of the application, thanked Town staff and the applicant for the work done on this application, appreciates the applicant addressing the nine criteria, is a proponent of bringing jobs to Parker and believes this could be a catalyst to transform Parker from a bedroom community where residents leave Town to go to work, believes this will have a huge economic benefit to the Town and supports this zoning change.
- Commissioner Ruth Ann Nelson said the Town currently doesn't have a data center, so a need does exist for the rezoning, that retail has not developed at this location, that it is the correct site due to its proximity to CORE's current infrastructure and fiber systems, that access is less persuasive because new driveways can always be added, that this will provide an economic base expansion and its associated additional revenue is tremendous, that over the past 10 years there have been many changes to market conditions and a data center is new which constitutes a significant change, that market and demographic changes are part of what a significant change is, that this is supposed to be a business employment district, but the data center will attract enough employees from other industries and tech businesses, that building scale will not be that different from existing buildings in the area, likes the strong support from CORE and SVMG and is in support of the rezone application.
- Commissioner Erik Rieger agrees with what has been discussed, that based on the data center's proximity to the CORE substation, the scale of building when compared to other buildings in the area, that the original uses planned for this area have not been developed, that this is the correct location for a data center, appreciates the creation of the data center overlay and is in support of the rezone application.
- Commissioner Jane Lane agrees that a need exists, that this is the correct location because of the substations proximity and is in support of the rezone application.
- Commissioner Gary Poole appreciates the applicant and his team for providing detailed information and explanations to assist the commissioners in making a decision which is not always provided by other applicants and is in favor of the rezoning application.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Compark Village Planned Development 6th Amendment Rezoning. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

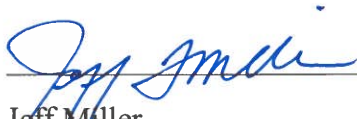
None.

STAFF ITEMS

None.

ADJOURNMENT

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



Jeff Miller
Recording Secretary

Gary Poole
Chair