PARKER
COLORADO

PLANNING COMMISSION MINUTES
April 26, 2018

Chair Gary Poole called the meeting to order at 7:01 p.m.

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Richard Foerster and Alternates Erik Frandsen, Ruth Ann Nelson and Kimberly Rodell; seated in the vacancy and for the absent Commissioners Duane Hopkins and Eliana Burke.

ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

APPROVAL OF MINUTES
Commissioner John Howe moved to approve the April 12, 2018 meeting minutes. Commissioner Kimberly Rodell seconded; a vote was taken and passed 5:0:1 with Commissioner Richard Foerster abstaining due to being absent from the April 12, 2018 meeting.

CONSENT AGENDA
None

PUBLIC HEARING: OPENED: 7:02 P.M. HARVIE PROPERTY - Zoning - (Continued from April 12, 2018)

Applicant:	Town of Parker
Location:	Generally located north of Mainstreet at Canterberry Parkway
Department:	Community Development, Mary Munekata, Parks and Recreation, Dennis Trapp
TRAKiT No.:	Z17-107

Mary Munekata, Planner, presented the staff report for the Harvie Property Zoning. Ms. Munekata concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- if the Town will have maintenance responsibilities for the open space; (*Dennis Trapp, Town of Parker, Parks and Recreation Project Administrator, said the Town will be responsible for minimal maintenance of a gravel parking lot, shade shelters and landscaping; estimated annual cost at $15,000.*)

- if in the future, trees die, will they be replaced; (*Mr. Trapp said the Conservation Easement allows for tree and vegetation management and the Town will coordinate with the Douglas Land Conservancy if there is a need to replace trees.*)
- to identify planned improvements to the open space, i.e. a restroom; (*Mr. Trapp said the Conservation Easement established by Mr. Harvie in 1996 is specific and held by the Douglas Land Conservancy. He said the planned improvements are soft surface trails, natural construction picnic shelter with a maximum occupancy of 25 people, total on-site; the parking lot is soft-surface with an established maximum capacity for 20 cars; there is an allowance for one- vault-type restroom; historic, educational and interpretive signage; the park will be named Ray J. Harvie Park and that name will appear on the sign for the park's frontage along Mainstreet.*)
- if pets will be allowed, on-leash; (*Mr. Trapp said yes, per code, pets will be allowed on-leash.*)
- clarification of the purpose of the zoning; (*Staff said the property is being annexed concurrently with this zone request; state law requires establishment of zoning for annexed properties.*)

APPLICANT PRESENTATION
Staff presentation only.

PUBLIC COMMENT OPENED
None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:13 P.M. HARVIE PROPERTY - Zoning - (Continued from April 12, 2018)

PLANNING COMMISSION DISCUSSION
Commissioner John Howe said he is pleased with the Town adding this open space into the entire parks and open space system that will be enjoyed by the community. He said the request meets the nine criteria to recommend approval; and he supported recommending approval to Town Council.

Commissioner Richard Foerster agreed the nine criteria for approval are met; he said he is glad the Town will retain the property as open space. He said the community needs the open space and he supported recommending approval to Town Council.

Commissioner Ruth Ann Nelson supported recommending approval for the zoning to Town Council. She said she is delighted that the property will be annexed into the Town. She said she drove past the property; it is beautiful and it is awesome that it will remain open space.

Commissioner Erik Frandsen agreed. He supported recommending approval to Town Council.

Commissioner Kimberly Rodell agreed; she said she lives near this beautiful property and said it is a good idea to let others enjoy it.

Chair Gary Poole said he appreciated Town staff's and Douglas County's efforts to have the Town acquire this property and to retain it as nice, open space.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Harvie Property zoning. Commissioner Richard Foerster seconded; a vote was taken and passed 6:0.

<u>PUBLIC HEARING:</u> OPENED: 7:15 P.M. TWENTY MILE VILLAGE FILING 2 AMENDMENT 9 - Use by Special Review

Applicant: Peggy S. Friesen, Engineering Services Company
Location: North of Mainstreet and surrounded by Stage Run
Department: Community Development, Paul Workman
TRAKiT No.: Z17-025

Paul Workman, Planner, presented the staff report for Twenty-Mile Village Filing 2 Amendment 9 - Use by Special Review. Mr. Workman concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request, as conditioned staff's report.

Commissioners discussed with staff:

- if the smoking lounge will have an indoor/outdoor component; *(Staff said there is no smoking lounge planned as part of the development.)*
- the planned number of parking spaces; *(Staff said the plans are for approximately 115 to 120 parking spaces.)*
- if the entrances for the commercial development to the west are contiguous to the hotel; (*Staff said yes, there will be an internal shared plaza between the western commercial development and the hotel.*)
- if the bank will allow shared parking for use of the restaurants after banking hours; (*Staff believed the applicants have had conversations with the bank; he deferred to the applicant to confirm shared parking agreements.*)

<u>APPLICANT PRESENTATION</u>

Peggy Friesen, Engineering Services Company, 14190 E Evans Avenue, Aurora, CO 80114; introduced Laura Hill of Hill Aevium Marketing and Advertising, 34215 Highway 6, Edwards, CO and they presented:

- a request for approval of the use by special review
- the representative for Mars Development was available for questions
- a vicinity map for the site
- the walkability of the site
- the name of the proposed hotel: The Grove
- the request complies with the Parker 2035 Master Plan
- information on the mixed-use lodging establishment and plaza area
- the boutique hotel will have 51 rooms
- the hotel will be unique to Parker with a pre-World War II décor

- three restaurants are planned; one with an outdoor deck
- the hotel will complement the surrounding businesses
- the applicant held community outreach meetings with the surrounding businesses and apartment dwellers; and was well-received
- the project meets or exceeds the nine criteria for approval
- presented, for the record a letter of support from Shelli Mango

Commissioners discussed with Ms. Friesen:

- the completion date for the westerly commercial development; *(Ms. Friesen said there is not a planned completion date, at this time.)*
- who will develop the westerly commercial area; (*Ms. Friesen said her company will be the developer of the westerly commercial area at this time.*)
- confirmation on the number of hotel rooms; (*Ms. Friesen confirmed there will be 51 rooms.*)
- if there is a wall depicted in the image of the plaza to the west of the hotel; (*Ms. Friesen said the image depicts the exterior wall of the future commercial building to the west of the hotel plaza area.*)
- if the hotel will be the only four-story building in the proposed development area; (*Ms. Friesen said there are no plans for development at this time; the vision is that there will be multi-story buildings on the site.*)
- the height of the existing multi-story buildings; (*Mr. Workman said the multi-story building to the west of the site is two-stories.*)
- with completion of the westerly commercial development, will there be access to the buildings from both sides; (*Ms. Friesen said yes.*)

<u>PUBLIC COMMENT OPENED</u>
Dennis Houston, CEO Parker Chamber of Commerce, 19590 E Mainstreet, Parker, CO read a letter of support on behalf of the Chamber.

<u>PUBLIC COMMENT CLOSED</u>

<u>PUBLIC HEARING:</u> CLOSED: 7:51 P.M. TWENTY MILE VILLAGE FILING 2 AMENDMENT 9 - Use by Special Review

<u>PLANNING COMMISSION DISCUSSION</u>
Commissioner John Howe said this will be a nice western gateway for the Town; it will tie in with both the east and west sides of the downtown area. He believed this will be a good project; he looked forward to not only the hotel but the future westerly development, as well.

Commissioner Kimberly Rodell said she has watched this property for a long time; she believed the presented vision exceeds every expectation she had; and she thought it is a great idea that she fully supported.

Commissioner Richard Foerster said the project will be a great amenity for the western end of the downtown area that meets or exceeds all the criteria for approval; and as long as the two conditions of approval are met, he supported the request.

Commissioner Ruth Ann Nelson agreed. She said there has been a need for a hotel downtown; she believed the right space has been found; and she supported the request.

Commissioner Erik Frandsen agreed; he believed the quality and the type of the hotel proposed is spot-on. He said it will be a great amenity for the Town in a great location. He supported the request.

Chair Gary Poole concurred; he said he is very familiar with the Preferred Hotels group and this is quite a coup for the Town. He supported the request.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Twenty-Mile Village Filing 2 Amendment 9 - Use by Special Review, with the two (2) conditions contained in staff's report. Commissioner Erik Frandsen seconded; a vote was taken and passed 6:0.

PLANNING COMMISSION ITEMS
None

STAFF ITEMS
None

ADJOURNMENT
The meeting was adjourned at 7:54 p.m.

Rosemary Sietsema

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair