PLANNING COMMISSION MEETING

7:00 PM

April 11, 2024

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 - 3.28.24**

6. **CONSENT AGENDA**

7. **PUBLIC HEARINGS**

   A. **Perry Lane Planned Development - Zoning**

Applicant:	**Kimley-Horn**
Location:	**Northeast corner of Motsenbocker and Hess Road**
Department:	**Community Development, Julia Duncan**
TRAKiT No.:	**Z21-014**

8. **PLANNING COMMISSION ITEMS**

9. STAFF ITEMS

10. ADJOURNMENT

PLANNING COMMISSION MINUTES
March 28, 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 Leland Sloan, Jane Lane, Eric Rieger, Angela Lindstrom and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Jane Lane moved to approve the February 8, 2024, meeting minutes. Commissioner Lelend Sloan seconded; a vote was taken and passed unanimously.

Commissioner Angela Lindstrom moved to approve the March 14, 2024, meeting minutes. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:04 P.M. – LOOKING GLASS FILING 20 - SKETCH AND PRELIMINARY PLANS

Applicant:	Matt Childers, Dream Finders Homes
Location:	South of Stroh Road and east of Chambers Road
Department:	Community Development, Julia Duncan
TRAKiT No.:	SUB22-060 and SUB22-061

STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a Sketch and Preliminary Plan for 84 duplex lots with tracts for landscaping and access. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Sketch and Preliminary Plans.

Commissioner discussion with staff:

- Commissioner Jane Lane noticed that some referral comments for life and safety were marked as advisory, found the documents on eTRAKiT and had questions about the advisory comments regarding driveway aisles and parking; *(staff said the comment was only a comment, not related to code required parking or Fire/Life/Safety and the referral agency would like to see additional quest parking as a choice, but not required by code).*
- Commissioner Jane Lane asked if the drive aisles were wide enough for fire; *(staff said yes).*
- Commissioner Leland Sloan asked if there are plans to add a pull up lane going onto Stroh Rd. out of the subdivision's main entrance; *(staff said that entrance is a right in, right out entry and when leaving the subdivision, traffic would be restricted to a right turn only, a second access is off Long Rider Street to the south of off Chambers Road and a third access off of Stroh Road would also provide access into the residential).*
- Commissioner Erik Rieger asked if there will be acceleration and deceleration lanes for the right in, right out off of Stroh Road; *(staff said no, that the traffic study did not warrant them).*

APPLICANT PRESENTATION

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

- The applicant introduced the project partners.
- The applicant provided an overview of the proposed project.

Commissioner discussion with staff:

- Commissioner Jane Lane appreciates the applicant's design work on this project connecting the trails and parks and asked the applicant to comment on the buffer between a small residential piece that is adjacent to commercial; *(applicant said there's a Parker Water well site, Tract Q, with an easement overlay. There is some additional landscape area to provide along the front of those homes. And with the final plats, we intend to have a trail connection with additional landscape going from South Chambers to the neighborhood).*

Additional Commissioner discussion with staff:

- Commissioner Leland Sloan asked if this project is approved tonight, and because it's a preliminary plan and a sketch plan, does it come back before the Planning Commission or will it go directly to staff or council for further action; *(staff said after tonight, the sketch and preliminary plans will go to town council, and then the applicant is required to file a final plat, which by code is an administrative review by staff).*

PUBLIC COMMENT OPENED
None.

PUBLIC HEARING CLOSED: 7:19 P.M. – LOOKING GLASS FILING 20 - SKETCH AND PRELIMINARY PLANS

Commissioner discussion:

- Commissioner Jane Lane thinks the this meets the requirements, it's good that density is located close to commercial and likes the diversity of housing types.
- Commissioner Nick Metz agrees that its nice to have a duplex option mixed in with the single-family community especially next to commercial, is curious to see what happens between the commercial and homes perhaps a barrier wall and that this project meets the requirements.
- Commissioner Erik Rieger said it is consistent with the master plan, appreciates the additional parks and open space and believes the right in, right out access especially with the commercial so close could cause some issues.
- Commissioner Angela Lindstrom echoed her fellow commissioners, that everything looks in place, the master plan is being followed, likes the different housing types for buyers to choose from and thanked the applicant for bringing this project forward.
- Commissioner Gary Poole concurred with his fellow commissioners, thanked Julia and Dream Finders for presenting a good plan and moving forward with the project.

Commissioner Nick Metz moved the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Sketch Plan. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

Commissioner Erik Rieger moved the Planning Commission recommend Town Council approve the requested Looking Glass Filing 20 Preliminary Plan. Commissioner Leland Sloan seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS
None.

STAFF ITEMS
Bryce Matthews thanked the Commissioners for their flexibility regarding the last meeting during the snowstorm and thanked Jeff Miller for helping the Town and the Commission pivot by pulling together a Zoom meeting at the last minute.

ADJOURNMENT

Commissioner Nick Metz moved that the meeting be adjourned. Commissioner Leland Sloan seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

_____ _____

Jeff Miller
Recording Secretary

Gary Poole
Chair

Planning Commission Staff Report

Planning Commission Date:	**4/11/2024**
Town Council Date:	**5/6/2024**
Hearing Type:	**Public Hearing** **Perry Lane – Zoning** **TRAKiT No: Z21-014**
Location:	**The site is located on the northeast corner of Motsenbocker and Hess.**
Project Planner:	**Julia Duncan, Associate Planner**
Applicant:	**Kimley-Horn, Applicant**
Executive Summary:	**The applicant, Kimley-Horn, on behalf of the owner, is proposing a Planned Development to zone the property on the northeast corner of Motsenbocker and Hess to allow for commercial development, 70 residential units, parks, and open space.**
Staff Recommendation:	**Approval**

RECOMMENDED MOTION

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

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:"
-List proposed 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 move the Planning Commission vote to continue the zoning to a future date."

I. BACKGROUND/DISCUSSION

Current Zoning and Land Use Designation

The Perry Lane Development is a 27.05-acre property located at the northeast corner of Motsenbocker Road and Hess Road and is currently developed with a single-family home, agricultural uses and contractor storage. The property is currently zoned Yerkey Farm Planned Development (PD) and is in the Medium Density Residential Character Area and Neighborhood Center of the Master Plan. The Yerkey Farm PD was adopted in 1985 and allows a variety of retail uses, auto repair facilities, machine shops, and landscaping and nursery businesses. Residential uses are not currently permitted.

Proposed Zoning

The applicant originally submitted the zoning request in July of 2021. The property was not initially included in a water and sanitation district. The applicant worked extensively with the Parker Water Sanitation District for inclusion and provision of water and sanitation services to the site. The zoning request proposes three Mixed Use Neighborhood planning areas (12.53 acres) and a Neighborhood Park/Open Space planning area (14.52).

The Mixed Use Neighborhood planning areas are intended to accommodate commercial uses and a mix of housing types supporting the neighborhood-centric commercial activities at a less-intense, more walkable scale. Where residential is permitted, allowed types include vertical mixed use, multifamily, single family attached (townhomes) and duplexes. The Mixed Use Neighborhood planning areas are differentiated as follows:

Planning Area 1 – Planning Area 1 consists of 5.3 acres (42% of the developable portion of the site) and is generally located at the corner of Motsenbocker Road and Hess Road. This planning area only allows for commercial uses.

Planning Area 2 – Planning Area 2 consists of 6.06 acres and is generally the core of the developable portion of the site. This planning area allows for commercial and residential uses up to 50 units.

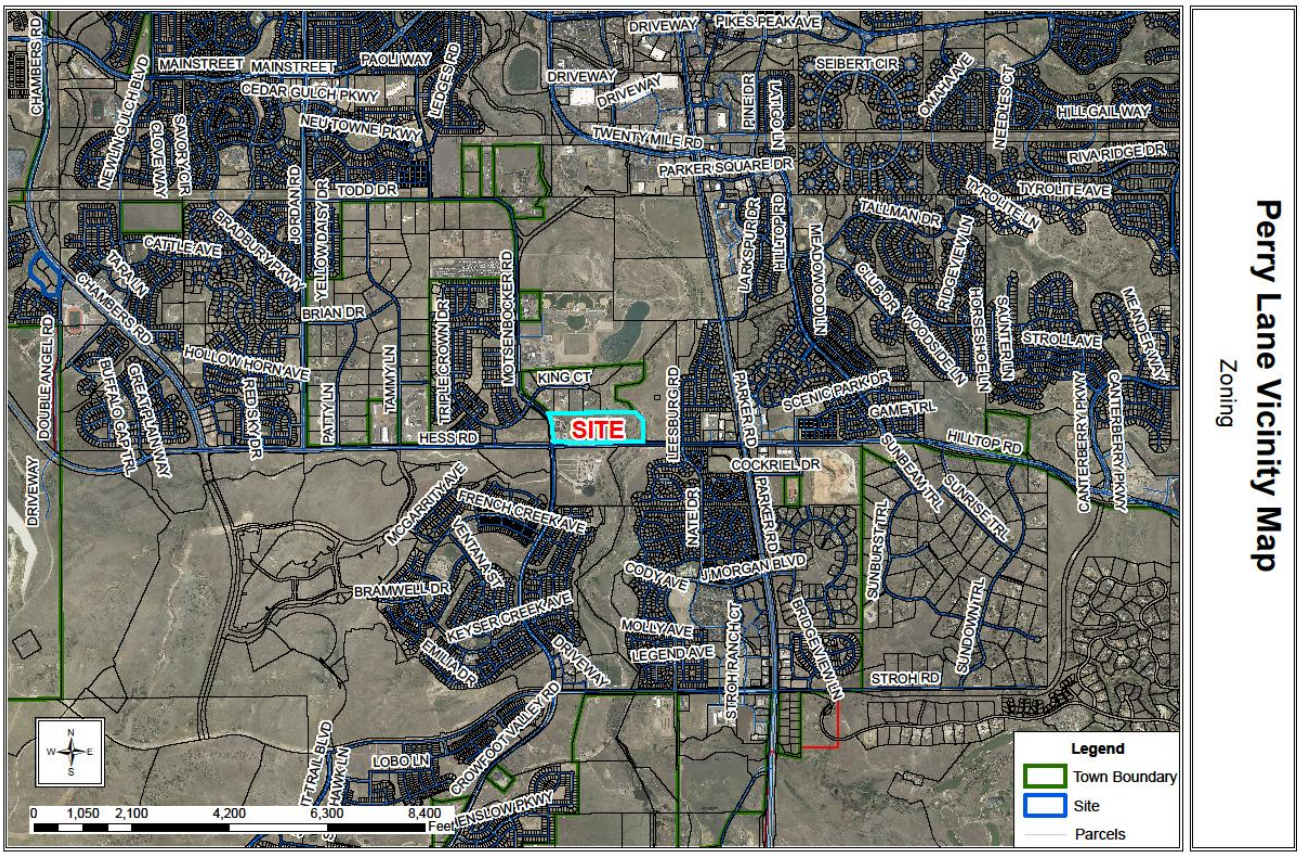
Planning Area 3 – Planning Area 3 consists of 1.17 acres and is generally located on the north side of the property adjacent to larger residential lot in the County. This planning area allows for the same commercial and residential uses as Planning Area 2, but restricts development to 20 residential units and a height to 2 stories and 35 feet as a transition to the less intensive uses to the north.

The Mixed Use Neighborhood planning areas are generally consistent with the standards of the proposed Mixed Use Neighborhood (MN) zone in the Land Development Ordinance Modernization project.

The Neighborhood Park/Open Space planning area preserves the floodplain and Preble's Jumping Mouse habitat on the property and establishes a 70' wide buffer to the existing single family properties to the north.

The original submission requested 210 multi-family dwelling units in addition to the commercial development. Working with Planning Staff and PWSD, the proposal has been reduced to 70 dwelling units.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
June 17, 1985	Valley Crest – Yerkey Annexation
June 17, 1985	Rezone to Yerkey Farm Planned Development

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development
Overlay District	N/A
PD & Plan Area	Yerkey Farm
Master Plan Area	Medium Density Residential

Site Acreage	27.05 acres
Subdivision	N/A
Existing Use	Single-family home, agricultural and contractor storage

Surrounding Uses			
	Master Plan Land Use	**Zoning**	**Existing Use**
North	Douglas County	Rural Residential	Single Family Homes
South	Medium Density Residential	PD - Planned Development	BrightView Landscape
East	Medium Density Residential	PD - Planned Development	Cherry Creek Open Space and Single Family Homes
West	Medium Density Residential	PD - Planned Development	Vacant Non-Residential

IV. PARKER 2035 MASTER PLAN

Parker 2035 Master Plan | Town of Parker - Official Website

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ **Consistent** ☐ **Inconsistent**
Master Plan Character Discussion	**Medium Density Residential** The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing of older adults may be considered if impacts are comparable to other uses permitted within this Character Area. **Neighborhood Centers** Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and

	massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1. A Land Use 1. B Land Use 1.H Land Use 1. I Community Appearance and Design 2 Housing and Neighborhoods 1 Housing and Neighborhoods 1. A Housing and Neighborhoods 3. A
Staff Analysis	The project proposes to rezone from Yerkey Farm PD to Perry Lane PD to allow for mixed use neighborhood including commercial uses and a maximum of 70 residential dwelling units, in addition to 14.52 acres of parks and open space. The site is located on the northeast corner of Motsenbocker and Hess Road. The property is within the Medium Density Residential Character Area and Neighborhood Center as designated by the Parker 2035 Master Plan. 42% of the developable area would be zoned for commercial uses only, this exceeds the Neighborhood Center recommended minimum area of 33% commercial. Minimum lot areas, building heights, lot widths, and required setbacks are required to be consistent with the PD and the development standards of the Mixed-Use Neighborhood planning areas. The proposal creates a PD that is consistent with existing adjacent uses and is an infill site. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	**As recommended by the Master Plan**	**Proposed**	**Analysis**
Units Per Acre	Higher density residential is appropriate in Neighborhood Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development.	5.59 dwelling units per acre. Density calculation does not include open space acreage.	☒ Consistent ☐ Inconsistent ☐ No Change
Allowed Uses	Commercial, retail, service, and restaurant use. A variety of residential densities and/or dwelling types may be developed	1. Commercial, institutional, and educational uses 2. Single-family attached and multifamily up to 70 dwelling units. 3. Open space and parks	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	N/A.	Planning Area 1 - 45 feet or 60 feet for vertical mixed-use building. Planning Area 2 - 40 feet or 3 Stories, whichever is more restrictive. Planning Area 3 – 35 feet or 2 Stories, whichever is more restrictive.	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Parker 2035 Master Plan for the allowed uses and the requested height maximum for buildings. Based on this analysis, staff has determined that the request is consistent with The Parker 2035 Master Plan.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The Traffic Impact Study provided with this application proposes one full-movement access along the east side of Motsenbocker Road and one right-in/right-out access along the north side of Hess Road. These access points will be designed in accordance with Town of Parker criteria and reviewed by the Town of Parker Engineering Department.

Exact access locations and internal circulation will be evaluated through the Minor Development Plat and Site Plan Processes.

At the time of development, the applicant will be required to ensure all required roadway improvements are constructed as identified in compliance with an approved traffic study.

VII. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response

The PD Rezone is being requested primarily due to the to the desire to provide a commercial district that activates the Neighborhood Center with enticing retail and commercial experiences. The development also introduces a unique low density for-rent product adjacent to a neighboring Park and Open space. This will provide a holistic activation of the space – on-site residents will help provide a baseline of activity & business for the commercial district, as well as the trail/open space features. Conversely, citizens of Parker will be encouraged to visit to enjoy the unique neighborhood commercial offerings and open space amenities of the Project.

Additionally, the objective of this for rent product type is to serve as transitionary piece in massing – in accordance with the Parker 2035 Master Plan. Adjoining the site to the north, are larger, estate-style residential properties. The Seventy-Foot buffer, preservation of the existing row of mature trees along the property line along with the low density for rent residences and townhomes will provide a gentle and natural transition from the more-lively commercial district.

Staff Analysis

A need exists for the zoning to:

1. Allow for adequate opportunities for expansion of the Town's economic and tax base.
2. Allow for a Neighborhood Center development consistent with the Town's Master Plan.
3. Support infill development that is consistent with the land use designations.
4. Promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Urban Growth Area.
5. Replace the outdated Yerkey Planned Development zoning.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response
The PD Rezone will provide a commercial destination for surrounding communities that will serve as a place that residents can walk or ride their bike with family and friends to enjoy a great meal, run a quick errand, gather for work, or spend time outdoors. Additionally, this location is identified in the Town Master Plan as a Neighborhood Center and will therefore fulfill that need.

There is approximately 10 feet of grade drop across the Site, as it transitions from the intersection of Motsenbocker & Hess, down to Cherry Creek. There are several methods that will be utilized to creatively and safely incorporate that transition. Commercial/mixed-use buildings along the property boundary can be designed as "walk-out" construction against the slopes, in order to help "step-down" the site. At the corner of the site, at the intersection of Motsenbocker & Hess, a public plaza is proposed to encourage gathering and outdoor dining. Amphitheater style steps will be wide and sweeping to help step down the site while allowing for community events, local musicians, and other performances. The proposed parcel is located between medium density single family detached lots on the east, west, and south, and large estate lots to the north. The proposed medium density development would be consistent with these surrounding land uses. Its location along Main Street, a 4-lane arterial, provides excellent access to Downtown Parker, Parker Road, and other community services and amenities. Additionally, the parcel is located within Parker's Urban growth Boundary per Figure 2A of the 2035 Master Plan. This indicates residential would be an appropriate use for this site.

Staff Analysis
The properties are located within the Town of Parker. Specifically, the subject property is located within the Medium Density Residential Character Area and Neighborhood Center as designated by the Parker 2035 General Land Use Plan, which is planned to provide residential uses and neighborhood serving retail. The site is an infill site with outdated zoning. The proposed PD allows for both commercial and residential uses and is consistent with the land use designations in the Master Plan. The proposed PD preserves 14.52 acres of flood plain, Preble's Jumping Mouse habitat and other open space.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response
N/A

Staff Analysis
The purpose of this application is not to correct an error in the original zoning; therefore, this factor is not applicable.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response
The master plan vision for this intersection is a Neighborhood Center consisting of commercial, retail, and residential uses. The project will also provide a commercial and leisure destination for various population/demographics within the Town and neighboring communities. This PD Rezone will provide currently-missing housing diversity to the local housing stock and offers a complimentary transition in massing to the neighboring communities.

Staff Analysis
The Denver Metropolitan area is home to 2.8 million people today and another million people are expected in the metro area by 2035. Parker will continue to receive a share of this growth over the next 20 years. The existing PD Zoning is inconsistent with the Master Plan's Character Area designation for Medium Density Residential and Neighborhood Center.

Since the property was originally zoned, Hess Road has been completed as an arterial road connecting Parker Road to I-25. Chambers Road is under construction and will be completed by 2025 connecting Hess Road to Crowfoot Valley Road and Bayou Gulch Road, this connection will change north/south commuting patterns on the west side of Parker.

In addition, significant residential and commercial development have been planned for, zoned and some built to the west of this property. Some significant developments in the area include Horseshoe Ridge, Horse Creek, Antelope Heights, Tanterra (in the platting process). A significant undeveloped commercially zoned area exists to the west at the intersection of Chambers Road and Hess Road. In addition, the Preble's Jumping Mouse has been determined as an endangered species and the habitat (Cherry Creek) is required to be preserved.

This is an infill parcel and given the growth, changes to the transportation system and surrounding uses, the existing PD is an outdated use for this parcel, and multifamily residential and commercial would be a more appropriate use for the property.

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

Applicant's Response
This PD Rezone will facilitate improvements along Hess Rd and Motsenbocker Rd which are significant for the growth within the surrounding area. These improvements will provide access to the site and serve the growth in the community.

The Traffic Impact Study provided with this application proposes one full-movement access along the east side of Motsenbocker Road and one right-in/right-out access along the north side of Hess Road. Both accesses are recommended to operate with stop-control signage for the existing approaches. These access points will be designed in accordance with Town of Parker criteria and CDOT State Highway Access Code. Single exit lanes should be sufficient at both accesses.

It is recommended that the northbound left turn lane at the intersection of Hess Road and Motsenbocker Road be extended to 250 feet by shortening the existing taper from 150 feet to 100 feet. The southbound left turn lane at the intersection of Hess Road and Motsenbocker Road is recommended to be lengthened from 100 feet to 150 feet.

Staff Analysis
The applicant or an end user(s) will be required to address access, circulation, and traffic at the time of future plat and/or site plan. At the time of development, the applicant will be required to construct any additional auxiliary lanes necessary for their development as identified within the traffic study for the property and create cross access easements to ensure adequate circulation.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response
The PD Rezone request will not create a change to any municipal services that were previously anticipated by the town.

Staff Analysis
The public improvements necessary to support the subject property are currently in place. Any construction on the subject properties will be considered private and will be privately maintained.

As evidenced by the inclusion of the subject property in the Town's Planning Area, the Town is prepared to meet the additional municipal service costs associated with the subject property.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response
The PD Rezone does not anticipate any significant environmental impacts associated with the development of the Site. Increases in impervious area from the addition of buildings and pavement will be mitigated via an on-site detention pond to preserve stormwater runoff at historic rates. This pond will also be required to provide water quality volume storage to help mitigate sediment/pollutants.

Most notably, the large Open Space dedication within the site and the neighboring park will help buffer development from the existing Cherry Creek waterway. By not building within this area, it will minimize impacts on the vegetative landscape and natural habitats along the Creek. This will allow landscape and wildlife to continue to thrive, while providing gentle access & recreation opportunities for the residents of Parker – promoting public health and vitality.

Staff Analysis
The subject property is surrounded by urbanized areas and will be required to meet all Town environmental standards as set forth in the Land Development Ordinance, such review will occur during the subdivision and/or Site Plan processes. As a part of this review, site improvements will be required to be designed to ensure that any environmental impacts are mitigated.

Based on this analysis, staff has determined that this criterion has been met.

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

Applicant's Response
The Town of Parker 2035 Master Plan defines a set of Guiding Principles within Chapter 5 that serve as touchstones for the Town's planning decisions. Below we have summarized those principles applicable to the Project, and how it will fulfill those values:

- As we grow, we will strive to preserve the attributes of our unique, hometown character and community identity, the beauty of our natural environment, and the strengths of our neighborhoods, while lessening the adverse effects of growth.

The Perry Lane Development goes above and beyond the typical standards of development to create a truly unique location that will help define the surrounding neighborhood. The community-centric design and generous park/open space dedication will help connect the nearby residential developments and preserve the neighborly character of the Town of Parker.

- We value open space as an integral part of our community's hometown feel and will take advantage of opportunities for its enhancement and expansion.

The Perry Lane Development will be adding approximately 14.6 acres of developed park and open space area. Previously, this area was private, unmaintained, and not accessible to the community. Additionally, this park/open space will be positioned ideally along Cherry Creek, providing high-quality and picturesque riverfront space and a crucial access point to the regional trail system.

- We value the native landscape and topographical features naturally occurring throughout our community.

The Perry Lane Development, particularly within the park & open space areas, will strive to enhance the natural experience and encourage interaction while ensuring the prioritization the preservation of significant natural and topographical features. Additionally, the Applicant has committed to protecting the existing, large, mature trees along the northern boundary of the site, as well as along the Cheery Creek Corridor.

- We will seek opportunities to promote community events and cultural venues and experiences.

The centerpiece of the Perry Lane Development is the proposed commercial & stacked mixed-use district, which will be anchored by a community event space. This space will provide a backdrop for local musicians to perform, outdoor movie nights, pop up purveyors, various gathering areas, and outdoor activities. This space will be supported by the surrounding Business Uses in a pedestrian oriented layout that will encourage gatherings that are oriented for residents and families to spend time and connect with nature.

- Our community's health will be enhanced by embracing an active lifestyle.

The community's health will be enhanced by the developments gateway trail connection north of the property to the Cherry Creek Corridor. In addition, the combination of community event space, active and passive programming, and significant park/open space dedication will create an ideal environment for the hosting of wellness-oriented events and promote the surrounding residential communities to walk and ride bikes to the Perry Lane Development – in lieu of driving.

- Architectural and land use design is fundamental to our identity. As our community grows, special attention will be given to promoting high-quality residential and commercial development that reflects aesthetic excellence.

For all structures presented within the Perry Lane Development, high-design Colorado Farmhouse style architecture will be utilized, paying homage to the origins of the property, and providing a superior aesthetic setting for those experiencing and residing within the project. Commercial buildings are village inspired with four-sided architecture expansive plazas, outdoor programming and walkable Mainstreet and

expansive trails. This design for the development is more complimentary to a homegrown feel in Parker in lieu of traditional strip mall style developments.

- The long-term economic well-being of the Town is fundamental to its future. Therefore, we will encourage a variety of employment opportunities, and promote unique, local businesses.

The cornerstone of the Perry Lane Development is the commercial district anchored at the major intersection. This district will be focused on the promotion of unique and local businesses. Purveyors will be chosen to enhance the community-centric goal of the project: restaurants, coffee shops, breweries, boutiques, etc. This will provide an exceptional experience for users and residents, which will lend to a stronger community fabric, and economic well-being.

Neighborhood Center Designation Figure 6B: General Land Use Plan, of the Town Master Plan indicates that this project is located at a proposed Neighborhood Center.

The Town Master Plan defines a neighborhood center as the following:

- The physical characteristics of Community and Neighborhood Centers includes the concentration of commercial development near the intersections of major arterials or collector streets. Preserving key commercial corners of these intersections is necessary to ensure adequate locations for commercial development to serve visitors and residents of the Town.

The Perry Lane Development will contribute approximately 41,000 square feet of business uses to this Neighborhood Center located at the intersection of Motsenbocker and Hess Road. The business district mixed use buildings continue along Hess Road energizing the commercial elements of this development. The development is contributing approximately 38% or 5.7 acres of the 15.03 developable acres to Business uses in the Neighborhood Center.

Staff Analysis
As detailed in Section IV. of this staff report, the proposed rezoning to allow for the Perry Lane Planned Development is consistent with the Neighborhood Center and Medium Density Residential Character Area of the Parker 2035 Master Plan.

Based on this analysis, the staff has determined that this criterion has been met.

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's Response
There is adequate waste and sewage disposal, schools, parks and recreation, and other services proportional to the impacts of this PD Rezone. The Applicant will work with the Town of Parker Parks and Recreation staff to ensure adequate services are provided for the proposed Open Space and trail amenities. Additionally, the

Applicant will coordinate with the Town of Parker to ensure all impacts are properly supported/mitigated.

Staff Analysis

The property has been included into the Parker Water and Sanitation District and infrastructure exists serving adjoining properties. Douglas County School District has reviewed the proposal and has advisory comments. Parks and School dedication requirements will be met as a part of a future plat and/or site plan approval.

Based on this analysis, staff has determined that this criterion has been met.

I. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Zoning Comments
Parker Engineering	Advisory Comments
Aztec Consultants	No Comment
Parker Building	Advisory Comments
Fire Life Safety	Approved
Douglas County Assessor's Office	No Comment
Douglas County Planning	Advisory Comments
Douglas County School District	Advisory Comments
Parker Police	No Comment
Parker Comprehensive Planning	Approved
Xcel	No Comment
IREA	Approved
CenturyLink	Advisory Comments
Comcast	No Comment
Parker Water and Sanitation District	Approved
RTD	No Comment

VIII. CONCLUSION

This zoning request is being processed to allow for a mixed use development with commercial uses and a maximum of 70 residential units in the Neighborhood Center and Medium Density Residential Character Area. The proposed rezoning to Perry Lane Planned Development dictates height, setbacks, floor area, required open space and park space consistent with the Town's Land Development Ordinance. The application has been

determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

Based on the analysis contained in this staff report, staff recommends that the Planning Commission recommends Town Council approve the zoning request.

IX. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Perry Lane PD-Planned Development zoning.

X. ATTACHMENTS

1. Perry Lane Development Plan
2. Perry Lane Development Guide

Report Approved By: Bryce Matthews, Assistant Director - Planning

PERRY LANE
DEVELOPMENT PLAN

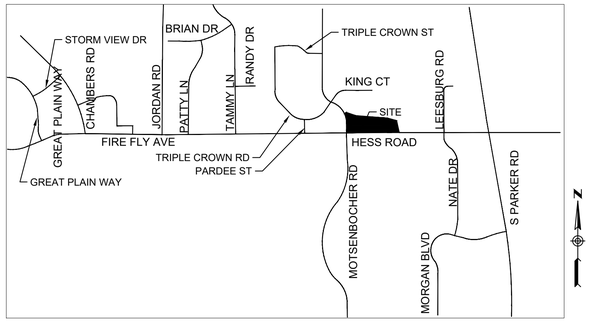
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, AND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66, WEST OF THE 6TH PM. TOWN OF PARKER, DOUGLAS COUNTY, COLORADO
(27.05 ACRES / 1,179,145 SF)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST ¼ OF SECTION 27 AND THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 27;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 1961.52 FEET;
THENCE NORTH 450 FEET;
THENCE N 42°30'W 280 FEET;
THENCE WEST 1940 FEET TO THE CENTERLINE OF COUNTY ROAD;
THENCE S 33°00'E 190 FEET ALONG THE CENTERLINE OF COUNTY ROAD;
THENCE S 05°30'E 498 FEET ALONG THE CENTERLINE OF COUNTY ROAD TO THE POINT OF BEGINNING;
EXCEPT RIGHT OF WAY 30 FEET IN WIDTH FOR THE EASTERLY ½ OF PARKER ROAD ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY AND EXCEPT RIGHT OF WAY FOR COUNTY ROAD EXCEPTING THERE FROM ANY PORTION CONVEYED BY INSTRUMENTS RECORDED MARCH 31, 2008 UNDER RECEPTION NO.2008022740 AND 2008027741.

NOTES:

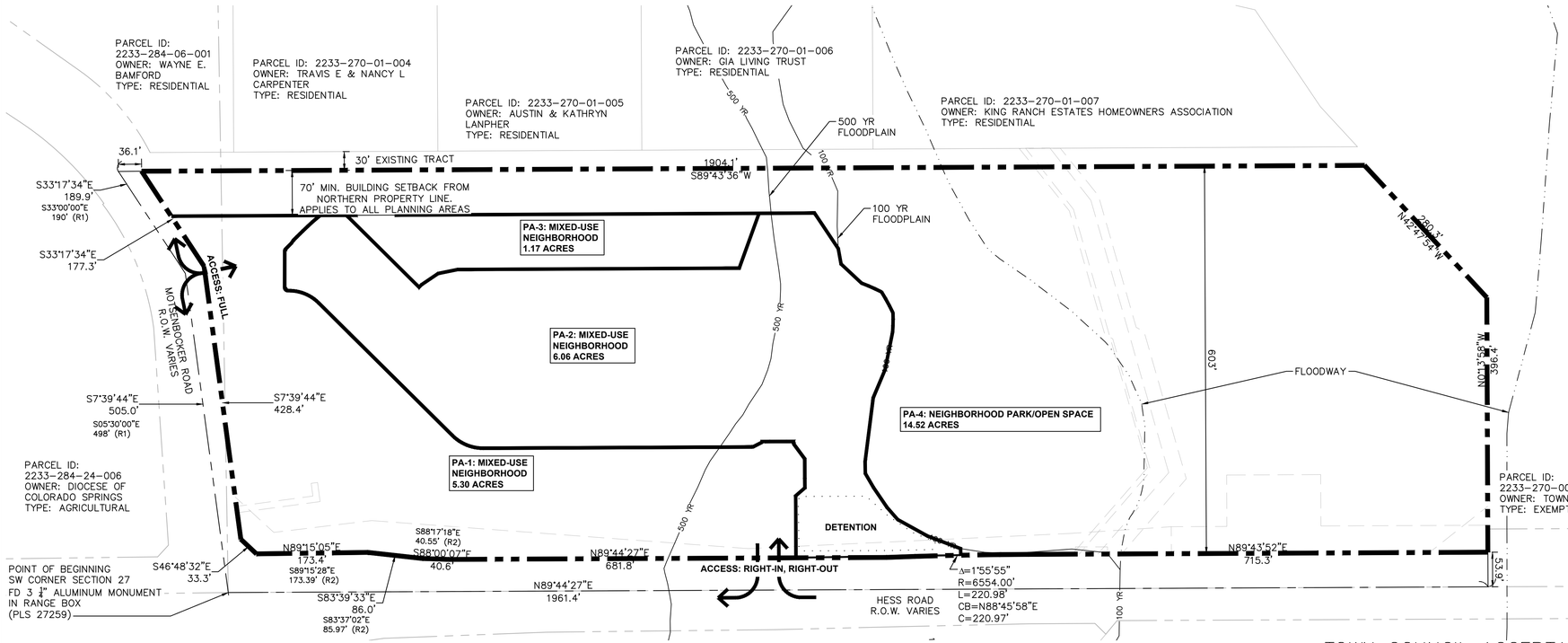
1. DEVELOPMENT OF PLANNING AREA 1 WILL INCLUDE PRIVATE STREET CONNECTIONS TO HESS ROAD AND N MOTSENBOCKER ROAD. THE ALIGNMENT AND CONNECTION TO HESS ROAD AND N MOTSENBOCKER ROAD SHALL BE DETERMINED WITH THE FINAL PLAT FOR PLANNING AREA 1.
2. PLANNING AREA BOUNDARIES SHALL BE TO THE CENTERLINE OF THE FUTURE INTERNAL STREETS.



VICINITY MAP
1" = 2000'

EXISTING ZONING
PLANNED DEVELOPMENT: YERKEY FARMS

PROPOSED ZONING
PLANNED DEVELOPMENT: PERRY LANE



VICINITY MAP
1" = 100'

LAND USE TABLE				
	AREA (AC)	AREA (SF)	PROPOSED UNITS	RESTRICTIONS
PA-1 MIXED-USE NEIGHBORHOOD	5.30	231,367	PROPOSED UNITS 0*	NO RESIDENTIAL ON FIRST FLOOR
PA-2 MIXED-USE NEIGHBORHOOD	6.06	261,328	PROPOSED UNITS 50*	3 STORIES OR 40' HEIGHT ALLOWED
PA-3 MIXED-USE NEIGHBORHOOD	1.17	50,990	PROPOSED UNITS 20*	2 STORIES OR 35' HEIGHT ALLOWED
PA-1, PA-2, PA-3 SUM	12.53			
PA-4 NEIGHBORHOOD PARK / OPEN SPACE	14.52	635,460		
TOTALS:	27.05	1,179,145	70 UNITS	

*the transfer of dwelling units among residential planning areas shall be consistent with Section 13.03.030 of the Land Development ordinance.

LEGEND

- PROPERTY BOUNDARY
- PA DISTRICT BOUNDARY
- FLOODWAY
- 100 YR — 100 YR FLOOD BOUNDARY
- 500 YR — 500 YR FLOOD BOUNDARY
- FUTURE ACCESS (T.B.D.)

OWNERSHIP CERTIFICATION

JEFFREY S. ROTH, OWNER

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____OF_____, 20__, BY BEN MASSIMINO AS MANAGING PRINCIPAL OF MASSIMINO DEVELOPMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DIANE F. ROTH, OWNER

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____OF_____, 20__, BY BEN MASSIMINO AS MANAGING PRINCIPAL OF MASSIMINO DEVELOPMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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 HEALD ON _____

PLANNING DIRECTOR, ON BEHALF OF THE 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 MASSIMINO PARKER. THE SONING INFORMATION SHOWN HEREIN WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO.

ATTEST: MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20____ A.D. AT_____A.M. P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AT RECORDER

811 Know what's **below.** **Call** before you dig.

MOTSENBOCKER & HESS DEVELOPMENT
PLANNED DEVELOPMENT PLAN

PD REZONE DEVELOPMENT PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATIONS, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	TLC

SCALE (H): N/A
SCALE (V): N/A
DATE: JULY 2022
PROJECT NO. 196205000
DWG. NAME Massimino_Parker_PD Rezone_Planned Development.dwg
SHEET NO. 01
CASE NO.: TBD

K:\DEN_Civil\196205000_Massimino - Parker\CADD\PlanSheets\PD Rezone\Massimino Parker_PD Rezone_Planned Development.dwg Apr 04, 2024 Liam.Shannon
THESE PLANS ARE FOR USE ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DEVELOPMENT GUIDE FOR PERRY LANE

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GENERAL

A. Statement of Purpose

The purpose of the Perry Lane Development Guide (the "Development Guide") is to establish standards for the development and improvements of the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"), according to the Development Plan, which is attached hereto and incorporated by this reference (the "Development Plan"). The standards contained in this Development Guide are intended to carry out the goals of this planned development.

B. Application

This Development Guide shall apply to the Property as illustrated on the Development Plan.

C. Control

After the adoption of this Development Guide by the Town Council of the Town of Parker, subject to the provisions of Section 13.04.230 (Nonconforming Situations) of the Parker Municipal Code, as amended, the Development Guide, to the extent permitted in 13.04.050, in conjunction with the Town of Parker Land Development Ordinance shall control development, land use, the location and bulk of all buildings and other structures, existing and future on the Property, including:

1. Any new building or other structure, and any parcel of land, or land use;

2. The use of any existing building, other structure or parcel of land that may be changed or extended;

3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated provided changes are in accordance with this Development Guide and the Development Plan;

4. All standards and requirements set forth or referred to in the standards and requirements for the planning area in which such buildings and other structures are located; and

5. Any other applicable standards and requirements of this Development Guide.

D. Relationship to the Town of Parker Land Development Ordinance

The provisions of this Development Guide shall prevail and govern the development of the Property to the extent permitted in 13.04.050; provided, however, except where the provisions of the Development Guide do not clearly address a specific subject or are in conflict with a specific provision defined in the Parker Land Development Ordinance. In such situations, the provisions of the Town of Parker Land Development Ordinance, as amended, or other applicable ordinances, resolutions or regulations of the Town of Parker shall prevail.

E. Definitions

The definitions contained in Section 13.02.010, of the Parker Municipal Code (Definitions), as amended, shall apply unless otherwise addressed herein.

F. Conflicts

Where there is more than one provision within the Development Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Community Development Director. All references to the Parker Municipal Code shall include any amendments thereto, including successor or replacement sections as a result of updates to the Code.

AUTHORITY

A. Authority

The authority for this Development Guide is Section 13.04.150 (PD-Planned Development) of the Parker Municipal Code, as amended.

B. Adoption

The adoption of this Development Guide by ordinance shall evidence the findings and decisions of the Town of Parker Town Council that this Development Guide for the Property is authorized by the provisions of Section 13.04.150 of the Parker Municipal Code, as amended.

C. Enforcement

The provisions of the Development Guide relating to the use of the Property shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker without any limitation on any power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the residents, occupants, and owners of the Property to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

D. Application

The standards contained in this Development Guide shall apply to the various planning areas contained within the Development Plan. These standards shall become the governing standards for review, approval and modification of all uses occurring within each planning area described in the Development Plan.

GENERAL PROVISIONS

A. Agricultural Uses

Existing agricultural activities and uses, and all existing accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted on the Property prior to commencement of site grading within a specific planning area.

B. Planning Area Boundaries

The boundaries and acreage of all planning areas within the Property are shown on the Development Plan. Where a Planning Area abuts a street, the boundary shall be the right-of-way line of that street. Where a Planning Area abuts another Planning Area, the boundary shall be as shown on the Development Plan.

C. Density Standards

The dwelling unit density permitted in any residential planning area shall apply to the entire planning area and shall not be specifically applicable to any portion thereof. Density of any residential area shall be computed by dividing the total number of dwelling units by the gross residential acres in the area.

D. Density Variations

The total number of residential dwelling units for the Property is shown on the Development Plan. The residential density for each planning area is also shown on the Development Plan. Residential density variations within the any planning area are subject to the following:

1. The residential density of any planning area may be less than the anticipated maximum density shown on the Development Plan for that planning area.

2. The increase in maximum residential density for any planning area shall be subject to Section 13.04.240(b) of the Parker Municipal Code, as amended.

3. In no event shall the total number of residential dwelling units for the Property, as shown on the Development Plan, be exceeded.

E. Utility Connections

Connection to Parker Water and Sanitation District facilities shall be required for each principal building constructed in the future on the Property.

F. Underground Utilities

All electrical and communication distribution lines shall be placed underground.

DEVELOPMENT STANDARDS

All development within the Property shall be designed in accordance with the following development standards. Compliance with these standards, the Land Development Ordinance and any other Town of Parker standards, shall be demonstrated at the time of subdivision and/or site plan.

A. Development Planning Areas

1. Planning Areas 1, 2, & 3: Mixed Use Neighborhood (MN)

(a) Purpose

The MN district is intended to accommodate a mix of housing types at varied densities and supporting neighborhood-centric commercial activities serving the needs of surrounding residents at a less-intense, more walkable scale. The MN district is intended to include both vertical and horizontal mixed-use development and can serve as a transitional district to more intense commercial, mixed-use, and nonresidential districts and uses.

(b) Lot and Building Standards

Residential Density		
	Density, maximum	**2.59 DU/Acre**
Lot Standards		
	Lot size, minimum	**Single-family attached or duplex:** 1,000 sq. ft. **Other uses**: 7,000 sq. ft.
A	Lot width, minimum	**Single-family attached or duplex:** 22 feet **Other uses**: 35 feet
Setbacks (minimum)		
B	Front	**Single-family attached or duplex:** 5 feet **Single-family attached or duplex, with garage:** 18 feet **Other uses:** 5 feet
C	Side	5 feet
	Side, adjoining street	10 feet
D	Rear	8 feet
	Building separation	5 feet
Height (maximum)		
E	Building height	**Planning Area 1** - 45 feet or 60 feet for vertical mixed-use building **Planning Area 2** - 40 feet or 3 Stories, whichever is more restrictive **Planning Area 3** – 35 feet or 2 Stories, whichever is more restrictive
Notes:		

(c) Additional Standards

(1) Development within the MN district shall dedicate a minimum of one-third of the gross floor area of the total development to commercial or other nonresidential uses as allowed by the Table of Allowed Uses. If the minimum required commercial floor area is not provided, then a deficit reduction fee shall be assessed by the Town.

(2) Additional standards in the Development Design Standards shall apply based on use type.

2. Planning Area 4: Open Space {OS}

1. Purpose

The OS district is intended to preserve and protect Parker's natural environmental resources such as wildlife corridors and habitats; scenic viewsheds; cultural and historical areas and structures; and landmarks. The OS district also accommodates both limited active and passive outdoor recreation uses and activities. The OS district will provide buffers on zone district boundaries adjacent to developed areas to maintain a separate identity for the Town.

2. Lot and Building Standards

Lot Standards		
	Lot size, minimum	1 acre
Setbacks (minimum)		
B	Front	25 feet
C	Side	20 feet [1]
D	Rear	20 feet [1]
Height (maximum)		
E	Building height	25 feet

Notes:
[1] On Restricted Lots, buildings 35 feet tall or less shall be set back a minimum of 25 feet from each property line with a Protected Lot; and buildings taller than feet 35 shall be set back a minimum of 40 feet from each property line with a Protected Lot.

3. Table of Allowed Uses

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1/2/3	4	Use Specific Standards
Residential			
Household Living			
Caretaker Residence			
Dwelling, Co-Housing	S+		Use Specific Standards 2 and 3.
Dwelling, Duplex	P		Use Specific Standards 2
Dwelling, Live/Work	P+		Use Specific Standards 2 and 4
Dwelling, Multifamily	P+		Use Specific Standards 2
Dwelling, Single-Family Attached	P+		Use Specific Standards 2
Dwelling, Single-Family Detached			
Home Occupation	A+		~~Use Specific Standards 5~~
Group Living			
Continuing Care Facility	S+		Shall not be located within 250 feet from a hard corner unless approved by a Use by Special Review.
Group Home and Residential Facility			
Public, Institutional, and Civic Uses			
Community and Cultural Facilities			
Cemetery			
Community Facility	P		
Daycare, Commercial	P+		Shall not exceed 3,500 square feet and shall not be located within 250 feet from a hard corner.
Daycare, Residential	P+		~~Use Specific Standards~~
Funeral Facility			
Park	P	P	
Open Space	P	P	
Public Safety Facility			
Religious Assembly	P+		Assembly uses shall not exceed 3,500 square feet, shall not be located within 250 feet of a hard corner or 250 feet of a residentially zoned property.
Educational Facilities			
School, College or University			
School, Public or Private	S		
School, Vocational or Trade	P+		Shall be limited to training for skilled career fields in which such career would be an allowed use type or activity in the zoning district.

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1/2/3	4	Use Specific Standards
Healthcare Facilities			
Hospital			
Medical or Dental Clinic	S		
Commercial Uses			
Agricultural and Animal Uses			
Agriculture, General			
Agriculture, Urban	A+	A+	Use Specific Standards 5
Agritainment			
Kennel, Commercial			
Stable, Commercial			
Veterinary Clinic and Hospital			
Recreation and Entertainment			
Indoor Recreation Facility	S+		Shall be conducted entirely within an enclosed building and shall not exceed 10,000 square feet.
Outdoor Recreation Facility			
Food and Beverage Services			
Bar and Lounge	P+		Shall be located a minimum of 150 feet from any residential use or residential zoning district, except for residential uses within a mixed-use zoning district.
Microbrewery, Cidery, Distillery, or Winery	P+		Storage of raw or spent materials shall be stored within a fully enclosed principal or accessory structure, building, or container. Shall not exceed 10,000 square feet.
Restaurant	P		
Office, Business, and Professional Services			
Administrative, Professional, and Government Office	P+		Shall not exceed 15,000 square feet.
Automated Teller Machine	P+		Drive-through automated teller machines are not permitted.
Financial Institution	P+		Drive-Throughs are not allowed
Research and Development			
Personal Services			
Check-Cashing Establishment			
Laundry Facility, Commercial			
Laundry Facility, Self-Service	P+		All activities must be conducted entirely within an enclosed building. Laundry facilities over 3,500 square feet shall not be located within 250 feet of a hard

Table of Allowed Uses
P = permitted by right **S** = Use by Special Review required **A** = accessory use by right
blank cell = prohibited **+** = use-specific standards apply to that use in that zoning district

Planning Area	1/2/3	4	Use Specific Standards
			corner or 250 feet of a residentially zoned property.
Personal Instruction or Studio	P+		Shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
Personal Services, General	P+		Shall not be a minimum of 250 feet from any residential use or residential uses, except for residential uses within a mixed-use center. Shall not exceed 10,000 square feet unless otherwise approved as part of a Use by Special Review.
Retail Sales			
Building Materials and Supply Store			
General Retail, 10,000 Square Feet or Less	P+		All activities must be conducted entirely within an enclosed building.
General Retail, More than 10,000 Square Feet	S+		General retail shall not exceed 15,000 square feet.
Mobile Business	See LDO Section 13.04.215, as amended		
Nursery or Garden Supply Store			
Outdoor Sales and Display			
Pawnbroker			
Lodging Facilities			
Bed and Breakfast	P+		Use Specific Standards 6
Hotel/Motel	S		
Short-Term Rental			
Transportation, Vehicles, and Equipment			
Automotive Fuel Sales			
Automotive Repair, Major			
Automotive Repair, Minor			
Automotive Sales and Leasing, Heavy			
Automotive Sales and Leasing, Light			
Car Wash			
Drive-Through Facility			
Electric Vehicle Charging Station	A+		Use Specific Standards 7
Equipment and Machinery Sales, Rental, and Repair			
Parking Garage			
Parking Lot			
Recreational Vehicle Sales, Rental, and Repair			

Table of Allowed Uses **P** = permitted by right **S** = Use by Special Review required **A** = accessory use by right **blank cell** = prohibited **+** = use-specific standards apply to that use in that zoning district			
Planning Area	**1/2/3**	**4**	**Use Specific Standards**
Transit Terminal or Station	P		
Sexually Oriented Businesses			
Sexually Oriented Business			
Industrial Uses			
Manufacturing and Processing			
Food and Beverage Processing			
Industrial, General			
Industrial, Light			
Industrial Hemp Processing			
Mining and Extraction			
Oil and Gas Operations			
Storage and Warehousing			
Commercial Outdoor Storage	A+		
Contractor Office			
Distribution Facility			
Self-Storage	Not Permitted	Not Permitted	
Public and Semi-Public Utility Uses			
Utilities			
Public Utility, Major	S+		Shall follow the requirements of the Town of Parker Land Development Ordinance.

4. Use-Specific Standards

1. **All uses with use-specific standards are indicated in the table above.**
2. **Planning Area 1 shall prohibit all residential uses from being located on the ground floor of any proposed buildings.**
3. **Dwelling, co-housing**
   a. Design and layout.
      1. The minimum project size for co-housing development is one acre. The maximum size of each co-housing unit is 800 square feet of gross floor area.
      3. A shared open space containing a minimum of 20 percent of the project area shall be provided.
      4. Underlying zoning district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual co-housing dwelling pads.
      5. Each co-housing dwelling unit shall be separated by a minimum of five feet.
   b. Operation and ownership.
      1. Each co-housing dwelling unit shall be on a permanent foundation and shall connect to public water and sanitary sewer.
      2. One accessory storage structure less than 100 square feet may be permitted for any unit part of a co-housing project approval.

3. One accessory storage structure less than 600 square feet may be permitted as a shared maintenance storage facility for the co-housing project. The structure shall be enclosed on all sides and separated from other structures by a minimum of three feet.
4. Access drives within a co-housing dwelling development shall be constructed to Town standards.
5. Co-housing projects shall be organized as condominium developments meeting all requirements of the Town's condominium platting and map process in Section 486, and Colorado state law.

4. Dwelling, live/work

a. Live/work dwellings shall only be established for nonresidential uses within the office, business, and professional services; personal services; and retail sales use categories in accordance with the Table of Allowed Uses.
b. The residential component of a live/work dwelling shall be located on upper stories or to the rear of nonresidential portions of the structure.
c. The nonresidential use shall be owned and operated by a resident of the live/work dwelling.

5. Agriculture, Urban

a. The keeping or raising of animals shall only be allowed as an accessory use on lots within an occupied dwelling unit, and are subject to the standards in Title 9, Animals.
b. Structures associated with this use may not exceed 25 percent of the total site area.
c. Produce sales shall comply with the Colorado Cottage Foods Act.
d. Produce sales must occur onsite, and are limited to the hours between 7:00 a.m. and 7:00 p.m.

6. Bed and Breakfast

a. Location. Bed and breakfast establishments shall only be allowed in a building with residential character. Any modifications to the building shall be compatible with applicable design standards and with the character of the neighborhood.
b. Number of bedrooms. The total number of bedrooms, including the bedrooms occupied by permanent residents of the building shall not exceed five.
c. Operations.
1. The structure shall be owner-occupied or shall be occupied by a resident manager.
2. Guest stays shall be limited to a maximum of 30 days.

7. Electric Vehicle (EV) Charging Station

a. Level 1 and Level 2 charging stations are allowed as an accessory use to any permitted principal use.
b. Level 3 charging stations are permitted in all zoning districts except SF1, SF2, SF3, and MF districts as an accessory use to any permitted principal use.

c. Level 3 charging stations are permitted in the SF1, SF2, SF3, or MF districts only as an accessory use to the following:
    1. Continuing care;
    2. Nonresidential uses; and
    3. Developments of single-family attached or multifamily dwellings containing more than 100 units.
d. Level 3 charging stations shall not count toward required parking spaces.
e. EV charging station spaces shall be reserved for the charging of electric vehicles only. Such spaces shall be posted accordingly, including any amperage and voltage levels, time limits, and contact information for reporting issues.
f. EV charging station equipment shall be located so that it does not interfere with vehicular, bicycle, or pedestrian access and circulation, or with required landscaping.