



PLANNING COMMISSION MINUTES

June 14, 2018

Chair Gary Poole called the meeting to order at 7:00 p.m.

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

Also, present were Commissioners Richard Foerster, Duane Hopkins and Eliana Burke. Alternates Ruth Ann Nelson and Kimberly Rodell were present; Erik Frandsen was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the April 26, 2018 meeting minutes. Commissioner Richard Foerster seconded; a vote was taken and passed 5:0:2 with Commissioners Duane Hopkins and Eliana Burke abstaining due to being absent from the April 26, 2018 meeting.

CONSENT AGENDA

None

PUBLIC HEARING: OPENED: 7:02 PM. PINE LANE AND PARKER ROAD PROPERTIES – Zoning

Applicant: HGD of Parker, LLC
Pine Lane Plaza, LLC
Peakview Parker, LLC
Durham Douglas Properties
Lattner Investment Group
S & Jabez, LLC
Car Bis Co Park, LLC
Town of Parker Community Development Department (as to zoning)

Location: Northwest and Southeast Corners of Pine Lane and Parker Road

Planner: Stacey Nerger

TRAKiT No.: Z18-002

Stacey Nerger, Planner, presented the staff report for Pine Lane and Parker Road Properties – Zoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Commissioners discussed with staff:

- the reason the one property owner does not want to be part of the annexation; *(Staff said the property owner attended the initial annexation meetings; additional, subsequent attempts to contact the owner by staff were unsuccessful. Staff agreed it appears the owner is not opposed to the annexation; merely not engaged in the process.)*
- the reason for changing Pine Lane to Silverado; *(Staff said Pine Lane Street is confusing and will change to Silverado Street based on a request from Fire/Life Safety.)*
- confirmation that the existing uses-by-right are not changing; *(Staff said the properties are to be zoned Modified Commercial to allow for the existing uses.)*
- the origin of the c-commercial permitted uses list; *(Staff said the list is comprised of existing uses listed in the Town of Parker C-Commercial zone district and some listed uses by special review are changed to uses permitted to accommodate existing businesses.)*
- confirmation that new businesses would need to conform to the new zoning; if existing businesses are sold would they be permitted or would they need to conform to the current code; *(Staff said the current structures will be brought in as legal non-conforming; any changes after annexation and zoning would need to conform to the current code.)*

APPLICANT PRESENTATION

Staff presentation only.

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:10 P.M. PINE LANE AND PARKER ROAD PROPERTIES – Zoning

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this request appears to be a straight-forward zoning that meets the nine criteria for recommending approval. He said in the long term it will complement the Town of Parker and create new revenues. He supported recommending approval.

Commissioner Eliana Burke concurred.

Commissioner Ruth Ann Nelson agreed. She said it was good that the property owners voluntarily agreed to the annexation and were not forced; she commended staff for their work in the process.

Commissioner Richard Foerster said the annexation will be a good revenue benefit for the Town; he supported recommending approval.

Commissioner Duane Hopkins said the zoning will keep the area consistent with the way the area is developing; he supported recommending approval.

Commissioner Kimberly Rodell said she appreciated that the existing uses are being added to the Modified Commercial as by right for conformance; she supported recommending approval.

Chair Gary Poole supported recommending approval in light of Town tax and budget concerns; it will be good to have additional sources for revenue.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Pine Lane and Parker Road Properties – Zoning. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:12 P.M. TRAILS AT CROWFOOT - PRELIMINARY PLAN AMENDMENT NO. 1

Applicant: Chris Elliott, E5X Management Inc.
Location: Bayou Gulch Road and North Pinery Parkway
Planner: Stacey Nerger
TRAKiT No.: SUB17-057

Stacey Nerger, Planner, presented the staff report for Trails at Crowfoot - Preliminary Plan Amendment No. 1. Ms. Nerger 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 duplexes will have garages or on-street parking; *(Staff said the alley-loaded units will have garages and there will be on-street parking available.)*
- if the duplex sides facing N Pinery Parkway are architecturally designed well; *(Staff said the architect will be asked to ensure the street-facing sides are designed for a pleasing appearance.)*
- the location of utility connections on the buildings; *(Staff said that is not known.)*
- if all Town requirements have been met; *(Staff said all requirements have been satisfied.)*
- an explanation of the school district's letter; *(Staff said the existing annexation agreement established cash in-lieu/mitigation fees and land dedications for the school district; Douglas County School District's letter asks for additional land dedication and mitigation fees; the Town of Parker can only uphold what is in the original annexation agreement.)*
- Parker Water and Sanitation (PWSD) comments regarding missing information; if that is because this is a preliminary plan; *(Staff said that is correct.)*
- how the Intermountain Rural Electric Association's (IREA) letter is addressed; *(Staff said the applicant met with IREA and addressed all easement issues.)*

APPLICANT PRESENTATION

John Prestwich, PCS Group, Inc. 200 Kalamath Street, Denver, CO 80223 presented:

- project history
- is consistent with current approved developments within the Hess Ranch Planned Development (PD)
- meets the Town of Parker Master Plan requirements
- model home elevations
- planned neighborhood park for Town of Parker residents and many pocket parks throughout the development

Commissioners discussed with Mr. Prestwich:

- park maintenance responsibility; *(Mr. Prestwich said the neighborhood park will be dedicated to the Town for maintenance responsibility; the pool area/pocket parks will be maintained by the Homeowners' Association (HOA).)*
- architectural design for the street-facing homes; *(Mr. Prestwich said street-facing homes will be set-back 70 feet from the road; the developer will work with the builder and staff to enhance building sides architectural features.)*

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:30 PM. TRAILS AT CROWFOOT - PRELIMINARY PLAN AMENDMENT NO. 1

PLANNING COMMISSION DISCUSSION

Commissioner Ruth Ann Nelson said her concerns with the comment letters have all been addressed to her satisfaction. She said she is excited about affordable housing coming to Parker; she looked forward to the first phase of the development; she supported recommending approval.

Commissioner Eliana Burke agreed.

Commissioner John Howe agreed; the development is a good start for the area; is well-designed; and he is happy the neighborhood park will be accessible to town residents; he supported recommending approval.

Commissioner Richard Foerster said he was glad to see duplexes providing affordable housing developed in town; he supported recommending approval.

Commissioner Kimberly Rodell said the development appears well-designed and fits with the Master Plan; she supported recommending approval.

Chair Gary Poole concurred.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve the Trails at Crowfoot - Preliminary Plan Amendment No. 1. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:32 P.M. CORPORATE PARK AT STONEGATE - Rezoning

Applicant: Zak Kessler, Woodspear Properties
Location: North of E-470, south of Parkerhouse Road and west of Jordan Road
Planner: Stacey Nerger
TRAKiT No.: Z17-019

Stacey Nerger, Planner, presented the staff report for Corporate Park at Stonegate - Rezoning. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request.

Chair Gary Poole disclosed that his wife works in the same office space as Mr. Kessler; they do not work together and that would have no effect on his impartiality. All Planning Commissioners agreed.

Commissioners discussed with staff:

- if the Parkerhouse Road extension is built; (*Staff said the Parkerhouse Road extension is constructed; Lanceleaf Street is not; it will be constructed with the future development of the northerly property.*)
- Fire/Life Safety's concern with the road extension; (*Staff said Fire/Life Safety requires a secondary access dependent upon the proposed use.*)
- clarification of daycare center as a use by right but restricted as an accessory use; heliport as a use by special review; self-storage as a use by special review; (*Staff said a heliport is designated as use by special review to initiate the referral process to Centennial Airport; the same is true for self-storage uses as a means for restricted control due to the moratorium on the use; the concern with daycare use permitted and yet restricted as an accessory use will need to be reviewed for changes by staff.*)

APPLICANT PRESENTATION

Zak Kessler, Woodspear Properties., 5619 DTC Parkway, Suite 525, Greenwood Village, CO 80111 presented:

- on behalf the property owner
- there are no current mini-storage uses
- daycare uses intent to limit daycare for employees versus daycare for general public
- buildings accommodate flexibility of uses
- the rezone request is address the change in the character area as housing develops in the surrounding area

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:47 PM. CORPORATE PARK AT STONEGATE - Rezoning

PLANNING COMMISSION DISCUSSION

Commissioner Kimberly Rodell appreciated the look of the buildings that fit well as a buffer between the residential developments and E-470; she supported recommending approval.

Commissioner John Howe said he liked the developer's concept to be ahead of the curve as the surrounding area develops that will allow for adjustments in uses to fit the needs of the communities' desires; he supported recommending approval.

Commissioner Ruth Ann Nelson supported the rezone; staff has done a great job of working with the applicant to maintain occupancy and still take care of the concerns of the community to support this development.

Commissioner Richard Foerster said the additional light industrial uses in the rezone will benefit the area; he supported recommending approval.

Commissioner Duane Hopkins agreed; the listed potential uses keeps the zoning open for the future which is good for the community as it develops; he supported recommending approval.

Chair Gary Poole concurred.

Commissioner Richard Foerster moved that the Planning Commission recommend the Town Council approve the Corporate Park at Stonegate - Rezoning. Commissioner John Howe seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 7:50 PM. LOT 1 - BLAIR INDUSTRIAL CENTER TRACTS 8 & 9 TRACTS 7, 8, 9, FIRST AMENDMENT - Use by Special Review

Applicant: Ellis Properties LLC, Carl Ellis
Location: Progress Way south of Progress Lane
Planner: Ryan McGee
TRAKiT No.: Z16-024

Ryan McGee, Planner, presented the staff report for Blair Industrial Center Tracts 8 & 9 Tracts 7, 8, 9, First Amendment - Use by Special Review. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request as conditioned in staff's report.

Commissioners discussed with staff:

- if this item has been heard before; (*Staff said due to the ordinance affecting storage, the applicant had until September 7, 2016 to apply for continuing the use at this location; the application has just now come to the hearing process for approval.*)
- land protection plans from fluid leaks; (*Staff said various mitigation techniques are used to comply with the Hazardous Materials Spill Response manual; employees check for vehicle leaks; per a soil investigation, no contamination issues were identified; the Cherry Creek Water District and Tri-County Health have ok'd the manual; Town of Parker storm water team investigates if any fluids get into the ground water through best practices to mitigate run-off issues.*)
- the type of construction materials stored on-site; (*Staff said the construction material may be concrete forms restricted to a height of the six-foot fence and deferred to applicant for further information.*)
- the annual review process; (*Staff said if issues are brought to the Town's attention they are covered under condition seven for approval.*)

APPLICANT PRESENTATION

Steve Ceresa, Jehn Engineering, 5690 Webster Street, Arvada, CO 80002 presented:

- have same environmental concerns
- won't bring contaminants to the site
- have a sediment base to stop contamination
- owner is responsible for all spill clean-up
- stored construction materials are forms and product used for building homes in Parker

Commissioners discussed with Mr.Ceresa:

- the truck sizes used to move construction materials; (*Mr. Ceresa said the trucks would be 10 or 15 ton, cabin chassis semis to load forms, window wells, etc.*)
- if trucks will be stored there overnight or weekends; (*Mr. Ceresa said not to his knowledge.*)
- the timeframe to complete landscape improvements; (*Mr. Ceresa said completion is planned immediately upon approval by Town Council.*)
- if the site has concrete for vehicle use or if it is road base; (*Mr. Ceresa said the site has road base by design to clean-up spills easily.*)

PUBLIC COMMENT OPENED

Rick Vaughn, 10311 S Progress Way presented:

- 10 feet on the south side of the property has never been maintained
- there are three to four foot high weeds
- there is dumping of dirt and landscaping materials
- witnessed car fires from liquid leaks
- requested consideration to bring the site to compliance with current code
- issue with other businesses parking vehicles on the property
- need to improve 10-foot stretch of property on the south side to be cleaned-up

PUBLIC COMMENT CLOSED

Commissioner John Howe asked if vehicles are parked outside of the fence should they be towed.

Mr. McGee said Community Services can site the property owner for weeds. The property owner can have the vehicles towed if that is an issue; not the Town.

Commissioner Ruth Ann Nelson believes the weeds have been addressed in the proposed landscape plan and it is the property owner's responsibility to address the need for towing.

Carl Ellis, property owner, 6485 N Pinewood Drive, Parker, 80134 presented:

- has never given permission for vehicles to park outside the fence
- does not own a landscape business so he had not dumped dirt or landscaping materials
- he has paid to a landscaper cut the weeds
- the law states cars are to remain for 72 hours before they can be towed

Commissioner Eliana Burke asked if staff has witnessed the concerns in site inspections.

Mr. McGee said yes, the concerns have been seen.

Bryce Matthews, Planning Manager cited the conditions for approval that addressed parking concerns and landscape maintenance concerns.

Commissioner Kimberly Rodell asked if 'no parking' signs can be placed on the property.

Mr. McGee said the property owner can do this and it may be added as condition for approval.

Mr. Matthews said the 'no parking' signs could be put as a condition of the active site plan approval.

PUBLIC HEARING: CLOSED: 8:17 PM. LOT 1 - BLAIR INDUSTRIAL CENTER TRACTS 8 & 9 TRACTS 7, 8, 9, FIRST AMENDMENT - Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner Eliana Burke said as long as the applicant does as they are supposed to, she did not have a problem recommending approval.

Commissioner Richard Foerster said as long as the seven conditions are met, followed and monitored he had no reason to not continue the outdoor storage use; he supported recommending approval.

Commissioner Ruth Ann Nelson said she understands the current use for the property has been in place for a very long time; the new owner purchased the property with the intent of continuing the use, just as the Town was changing the rules for those types of uses. She appreciated the difficulties the new owners have experienced in trying to ensure the use will continue to be allowed while doing due diligence in working with staff to meet Town requirements. She thanked the owners for doing that and said she supported recommending approval.

Commissioner Kimberly Rodell supported the project where it is located in the industrial area; she said she would the applicant to be cognizant of the recommendations and the issues of the surrounding business owners; she supported recommending approval.

Chair Gary Poole supported recommending approval.

Commissioner Eliana Burke moved that the Planning Commission recommend the Town Council approve the Use by Special Review request to allow for the continuation of an existing nonconforming outdoor storage use subject to the seven (7) conditions listed in staff's report. Commissioner Ruth Ann Nelson seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

Chair Gary Poole shared he is a member of a committee looking at long range arts and cultural plans. He recommended the Planning Commissioners, their friends and neighbors participate in a survey at Let's Talk Parker to assist in determining plans for the culture arts facilities and programming.

STAFF ITEMS

Mr. Matthews advised the Planning Commission that there will be a study session update on My Mainstreet, immediately following the June 28th meeting.

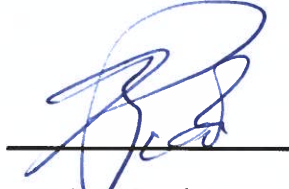
Mr. Matthews advised reappointments and new appointments of Planning Commissioners will be approved at the June 18, 2018 Town Council meeting.

ADJOURNMENT

The meeting was adjourned at 8:21 p.m.



Rosemary Sietsema
Recording Secretary



Gary Poole
Chair