



TOWN COUNCIL STUDY SESSION AGENDA
July 22, 2024
5:00 PM

I. Study Session Items

1. Municipal Court and Teen Court Update - Vanderpool/White - 45 minutes
2. Replacement Zoning Map Project - Clarion Associates/Munekata/Matthews/Nerger - 30 minutes
3. Parks, Recreation & Open Space Update - Colton - 45 minutes

II. Staff Updates

III. Town Council Updates/Items



MEMORANDUM

TO: Honorable Mayor and Councilmembers

FROM: Mary Munekata, Senior Planner
Bryce Matthews, Assistant Director - Planning
Stacey Nerger, Senior Planner

DATE: July 22, 2024

SUBJECT: Replacement Zoning Map Project

ISSUE:

On June 17, 2024, Community Development staff discussed the final phase of the Land Development Ordinance (LDO) Modernization Project with the Town Council involving the preparation of a replacement Zoning Map. The staff and project consultant Clarion Associates will present a draft replacement Zoning Map to Town Council as the required next step following the Council's May 20, 2024 adoption of the new LDO. The replacement Zoning Map will implement the new zoning districts created as part of the LDO Modernization Project and is the final step of this project.

FISCAL/BUDGET IMPACT:

None

BACKGROUND:

On May 20, 2024, the Town Council adopted the first step of the LDO Modernization Project which adopted portions of the LDO regarding process and development standards. This action specifically excluded section [13.04-Zoning Districts](#) until a replacement Zoning Map is completed and adopted. The development and adoption of the replacement Zoning Map will complete the final step of the LDO Modernization Project with the adoption of Section 13.04 - Zoning.

The Town of Parker's official Zoning Map shows the locations of the various zoning districts established within the municipal boundary. The zoning describes what uses are permitted in zoning districts and also includes bulk or dimensional standards such as building height and setbacks. Click here to view the [current zoning map](#).

The replacement Zoning Map will be prepared to align with the *Parker 2035 Master Plan* and its General Land Use Plan. The LDO implements the adopted policies in the Master Plan and other Town Council adopted plans. The replacement Zoning Map will primarily apply to areas that have been zoned Commercial, Business or Greater Downtown District because these zoning districts will no longer exist with the adoption of the updated Zoning Map. Additionally, a few existing Planned Development (PD) zoning districts will also be rezoned as part of this project. The limited number of PD zoning districts to be rezoned specifically reference the existing Business or Commercial zone districts of the Town. The proposed zoning district text and descriptions are listed in the new LDO, which is available for review using the 13.04 Zoning

Districts link above.

A *Zoning Districts Comparison Guide* has also been prepared for the public to compare changes between the *new* Commercial and Mixed-Use zoning districts and the *current* C-Commercial and B-Business zoning districts. The Comparison Guide can be found in the Document Library on the project website ParkerCO.gov/LDO.

Staff and the project consultant plan a robust community engagement effort later in the summer to present the *draft* replacement Zoning Map that includes the following:

- **Mailed postcard notice** - to affected property owners as shown on the *draft* replacement Zoning Map
- **Website posting** - includes a draft map of affected properties, comparison sheets and this presentation
- **Two (2) community open houses** - one (1) during day-time business hours and one (1) during evening hours
- **Individual meetings with property owners** - to be available upon request from 8am – 5pm

The planned completion, public hearing and adoption of the replacement Zoning Map is scheduled for the end of 2024.

RECOMMENDATION:

Staff requests that the Town Council provide comments and give direction to proceed with the draft replacement Zoning Map.

REQUESTED DIRECTION:

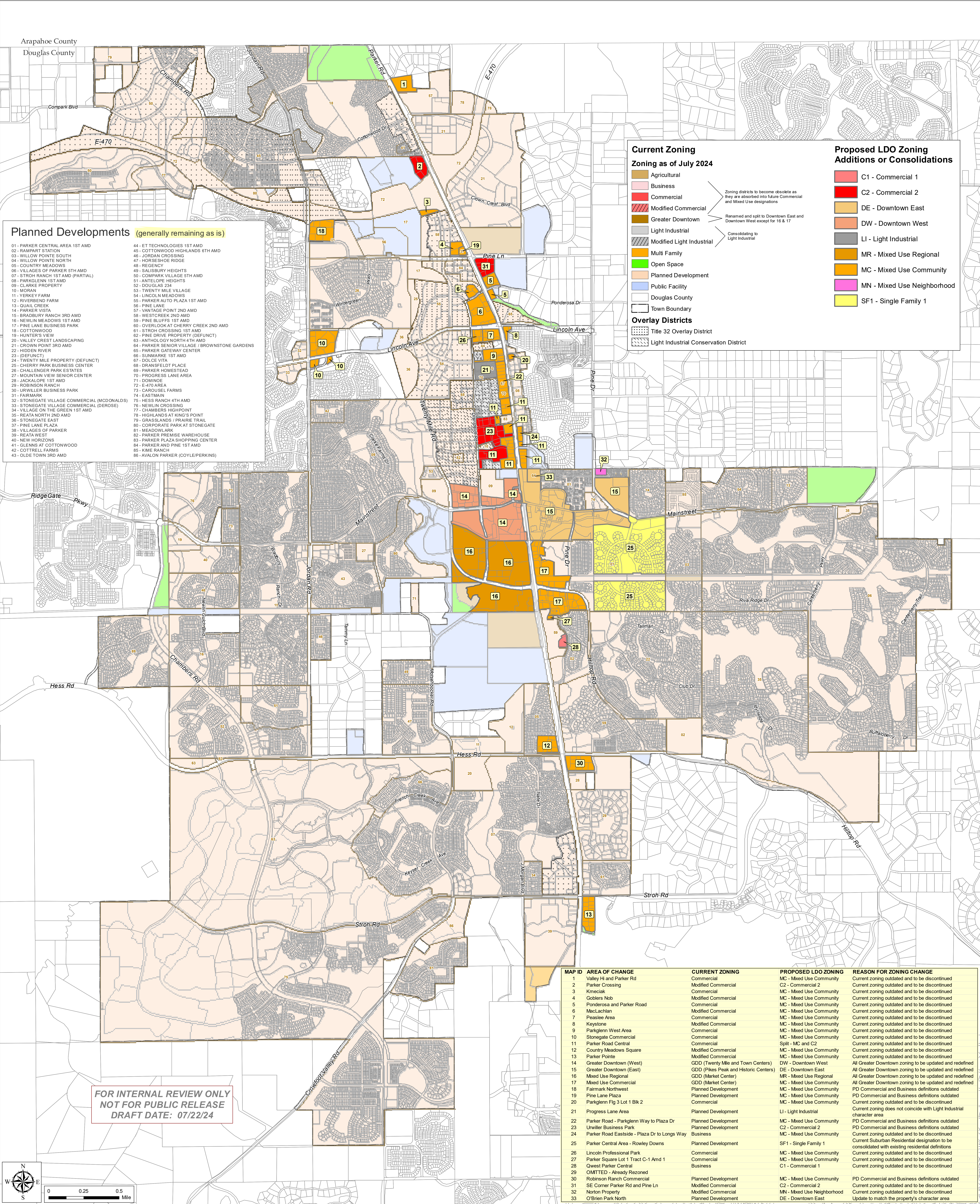
Staff and the project consultant request Town Council input and direction to proceed with the preparation of the new replacement Zoning Map.

ATTACHMENT:

1. Draft Replacement Zoning Map

LDO Proposed Zoning Map

FOR INTERNAL REVIEW ONLY
NOT FOR PUBLIC RELEASE
DRAFT DATE: 07/22/24





MEMORANDUM

TO: Honorable Mayor and Councilmembers
FROM: Mary Colton, Parks and Recreation Director
DATE: July 22, 2024
SUBJECT: Parks, Recreation & Open Space Update

ISSUE:

This purpose of this presentation is to provide an update on Parks and Recreation highlights, projects and programs.

FISCAL/BUDGET IMPACT:

There is no budgetary impact.

BACKGROUND:

Parks and Recreation Department staff will provide a high level update on relevant topics for the Mayor and Town Council to include parks projects, capital projects, and recreation highlights.

RECOMMENDATION:

This presentation is for information only and no recommendations will be made for consideration.

REQUESTED DIRECTION:

For information only, no action required.

ATTACHMENT:

None