PARKER
COLORADO

PLANNING COMMISSION MINUTES
June 27, 2024

Planning Commission Chairperson Gary Poole called the meeting to order at 7:00 p.m.

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

Also present and seated were Commissioners Leland Sloan, Eric Rieger, Erik Frandsen and Eliana Burke.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Frandsen moved to approve the May 23rd, 2024, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – PARKER HOMESTEAD F1 AMD2 USE BY SPECIAL REVIEW – DRIVE THROUGH

Applicant:	EMK Consultants
Location:	Southwest of the intersection of Chambers Road and Double Angel Road
Department:	Community Development, Amber Wood Hicken
TRAKiT No.:	Z24-006

APPLICANT AND STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing the Use by Special Review to allow for a drive-through at Parker Homestead, commonly known as Heirloom. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Parker Homestead Use by Special Review to allow for a drive-through subject to the two (2) conditions contained in staff's report:"

1. The Use by Special Review materials submitted to the Community Development Department on April 30, 2024, shall be the approved Use by Special Review materials.

2. This approval shall expire twenty-four (24) months after the date of approval unless the use by special review has commenced or a grading or building permit has been issued. The Community Development Director, upon written request, may grant a one hundred eighty-(180) day extension.

Commissioner discussion with staff:

- Commissioner Erik Frandsen asked where the garbage is located on the plot plan; *(staff said that would be part of a separate Site Plan Application which is in the fourth or fifth referral and that the applicant would be able to provide more information).*

APPLICANT PRESENTATION

Rama Kalagara with Tejas Ventures, 17050 E. Mainstreet, Parker, CO 80134, gave the applicant's presentation.

- The applicant provided an overview of the proposed Use by Special Review project including its location, how it interacts with the building and surrounding vicinity and how the project meets the criteria.

Commissioner discussion with applicant:
None.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:24 P.M. – PARKER HOMESTEAD F1 AMD2 USE BY SPECIAL REVIEW – DRIVE THROUGH

Commissioner discussion:

- Commissioner Erik Frandsen said he is in support of the Use by Special Review (UbSR), that it aligns with the Master Plan, is a good use for the site and meets the criteria.
- Commissioner Eliana Burke said she is in support of the UbSR proposal.
- Commissioner Erik Rieger said he is also in support, that the UbSR proposal aligns with the Master Plan, appreciates the effort to mitigate issues such as noise and that it meets the review criteria.
- Commissioner Leland Sloan said he is in support of the UbSR proposal, that he believes the neighborhood has a need for the project and drive through and asked if there is going to be an entrance on the back side of the building for employee access; *(staff said this*

question regarding employee access has been noted and will be reviewed during the site plan process).

- Commissioner Gary Poole said he is in support of the UbSR proposal and that the community has need for it.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Parker Homestead Use by Special Review to allow for a drive-through subject to the two (2) conditions contained in staff's report. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:26 P.M. – CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE SITE PLAN

Applicant:	Town of Parker - Bob Exstrom, Public Works Department
Location:	South of Mainstreet with direct access from the intersection of PACE Center Drive and Pikes Peak Avenue
Department:	Community Development, Julia Duncan
TRAKiT No.:	SP23-073

APPLICANT AND STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a 4-story parking garage with 296 parking spaces. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan, subject to the following conditions:

1. Approved Site Plan - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document' on July 15, 2024, and uploaded to TRAKiT, shall be the approved plans.

2. Approved Construction Plan Documents - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.

3. Removal of Public Notice Signs - All Public Notice signs posted on the property must be removed within ten (10) business days from the date of the Town Council Public Hearing.

4. Approval Expiration - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER. If a Grading Permit or Building Permit is not obtained within fifteen months, this approval becomes null and void. The Community Development

Director, upon written request, may grant a one hundred eighty (180) day extension.

5. Prairie Dog Certification Required - A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.

6. Permits Required - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.

7. Above Ground On-Site Utilities: The utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and shall only be located in a rear yard or side yard. Any above ground UTILITY EQUIPMENT SHALL BE SCREENED with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building, they shall be located away from the public realm to the greatest extent possible and be painted to match the building. The location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.

8. Screening of Mechanical Equipment and Utility Boxes Required: All MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical systems, HVAC, vents or appurtenances that are not shown on the approved plans may require additional conditions for screening in accordance with code and as determined by the Town.

9. Final Grading Certificate Required - The Town requires the submittal of a Final Grading Certificate as a prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy.

10. The applicant shall submit an as-built drawing of the individual lot which indicates the installed improvements, finished floor elevation(s) and the finished grade site elevation points sufficient to show positive drainage away from the building(s).

11. The applicant shall provide a certification statement by a licensed professional engineer and surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.

12. Signage Not Included - Approval of this site plan DOES NOT INCLUDE SIGNAGE. All signage for this site and building will be required to meet the Town of Parker Sign Code

Chapter 13.09 and will require a separate sign permit application submittal.

Commissioner discussion with staff.

- Commissioner Eliana Burke asked when the parking garage is expected to be completed or started; *(staff said if all goes according to plan, construction is scheduled to start in September of this year with a 10 month construction schedule).*
- Commissioner Erik Rieger said that there are approximately 255 parking spaces across the PACE lots and asked how many parking spaces are on the location where the parking garage will be built; *(staff said 73 parking spaces).*
- Commissioner Leland Sloan said out of the 296 parking spaces there are only nine handicap accessible parking spots; can that number be increased in the future; *(staff said ADA regulations are federally mandated based on the number of parking spaces and the nine handicap parking spaces are consistent with the federal regulations).*
- Commissioner Erik Frandsen asked about mural locations on the parking garage; *(staff said there are not any murals on the Sulphur Gulch trail side which faces south, that the north side incorporates metal that you see currently on the PACE Center and the east side of the garage contains the mural which is located approximately 100 feet back from the north sidewalk).*

APPLICANT PRESENTATION

Brad Gassman with Craine Architecture, 2490 Welton Street, Denver, CO 80205, gave the applicant's presentation.

- The developer provided an overview of the proposed parking garage including its location, how it interacts with the building and surrounding vicinity.

Commissioner discussion with applicant:

- Commissioner Erik Frandsen asked if there will be an elevator; *(applicant said yes, located at the pedestrian entry on the northeast corner).*

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:40 P.M. – CIVIC CENTER F1 EXEMPTION PLAT L1 - PARKING GARAGE SITE PLAN

Commissioner discussion:

- Commissioner Eliana Burke said she is in favor of the parking garage proposal which addresses the complaint she often hears that the Town does not have enough parking and asked that good signage be installed providing information on how many parking spaces are available.
- Commissioner Erik Frandsen said that the applicant did a great job on the architectural design bringing in elements from the PACE Center, that he is in support of the parking garage proposal, and is glad to see the parking garage come to fruition.
- Commissioner Erik Rieger said he is in support of the parking garage proposal, likes the net gain in parking spaces and likes the idea of adding murals.
- Commissioner Leland Sloan said he is in favor of the parking garage proposal.
- Commissioner Gary Poole said he is in support of the parking garage proposal.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Civic Center F1 Exemption Plat L1 - Parking Garage Site Plan, subject to the 12 conditions contained in staff's report. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews congratulated Erik Rieger who has been promoted from an alternate to a regular commissioner, welcomed new alternate planning commissioner Bret Tueller, both changes to be effective June 30th. He also welcomed back other commissioners reappointed for new terms. Since there are no agenda items for the July 11th meeting, it will be canceled.

ADJOURNMENT

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

Jeff Miller
Recording Secretary

Gary Poole
Chair