



PLANNING COMMISSION MINUTES

September 12, 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 Erik Rieger, Jane Lane, Ruth Ann Nelson, Erik Frandsen, Eliana Burke and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Erik Frandsen moved to approve the June 27, 2024, meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – ANTHOLOGY NORTH -

1. Planned Development Amendment No. 6

2. Segment 1B & 1C Preliminary Plan Amendment No. 1

Applicant: John Prestwich, PCS Group
Location: Located at the southeast corner of Hess Road and Chambers Road
Department: Community Development, Stacey Nerger
TRAKiT No.(s): Z23-016 and SUB23-038

APPLICANT AND STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report proposing a Planned Development (PD) and Preliminary Plan Amendment to reallocate approved residential units between Planning Areas within the Anthology North Planned Development. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Anthology North Planned Development 6th Amendment AND approve the Anthology Preliminary Plan Section 1B and 1C Amendment No. 1.

Commissioner discussion with staff:

- Commissioner Ruth Ann Nelson stated that they are taking housing units away from Planning Area 46 and transferring them to Planning Area 44 which is denser and asked what product is being built in those planning areas; *(staff said single family detached homes are being taken out of Planning Area 44 and a mixture of townhomes, duplexes, and single-family homes are being added into Planning Area 46).*

APPLICANT PRESENTATION

John Prestwich with PCS Group, 200 Kalamath St., Denver, CO, gave the applicant's presentation.

- The applicant provided an overview of the proposed Anthology North PD amendment and preliminary plan including an explanation of Tanterra and Anthology naming, provided team names and players, updates and status since his last presentation and additional project details.

Commissioner discussion with applicant:

- Commissioner Erik Rieger asked if the units that are being moved to Planning Area 44 will be on the western outer edge next to Chambers Rd.; *(applicant said yes).*

PUBLIC COMMENT

Jennifer Wykes, 18118 E. Amilia Dr., Parker, CO asked when building is scheduled to begin in Segment 1C; *(applicant said they are in the preliminary plan stage now, final plans have not been submitted yet, and estimates construction will probably begin in two to three years).*

PUBLIC HEARING CLOSED: 7:13 P.M. – ANTHOLOGY NORTH -

1. Planned Development Amendment No. 6

2. Segment 1B & 1C Preliminary Plan Amendment No. 1

Commissioner discussion:

- Commissioner Nick Metz commented that the proposals seem to be straight forward and that moving some density away from the existing development is a smart move.
- Commissioner Eliana Burke agrees with Commissioner Nick Metz.
- Commissioner Ruth Ann Nelson believes that Planning area 46 near the corner of Chambers Rd. and Stroh Rd. is better suited for higher density and it makes sense to have

a smoother transition from one development to the next by increasing the lot size in Planning Area 44 and it makes sense that these types of adjustments are needed as the development is built out.

- Commissioner Jane Lane said the staff report mentions that this request is just barely over the limit for administrative approval, appreciates that there is a limit to what staff can approve administratively, and like her fellow commissioners, appreciates the transfer of density and is in approval.
- Commissioner Erik Rieger echoed his fellow commissioners' comments and that the transfer of density from one planning area to another makes sense.
- Commissioner Gary Poole agrees with the commissioners' previous comments and appreciates the developer working with the school to come up with an amenable solution for both sides.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Anthology North Planned Development 6th Amendment. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve the Anthology Preliminary Plan Section 1B and 1C Amendment No. 1. Commissioner Erik Frandsen seconded, a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:17 P.M. – LOOKING GLASS SEGMENT 2B SKETCH AND PRELIMINARY PLANS

Applicant:	Dream Finders Homes
Location:	Located southwest of the future intersection of Chambers Road and Stroh
Department:	Community Development, Julia Duncan
TRAKiT No.(s):	SUB23-022 and SUB23-023

APPLICANT AND STAFF PRESENTATION

Julia Duncan, Associate Planner, presented the staff report proposing a Sketch and Preliminary Plan for 907 single family lots, open space, parks and an elementary school site for Looking Glass Segment 2B. Ms. Duncan concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve Looking Glass Segment 2B Sketch Plan and Preliminary Plan.

Commissioner discussion with staff.
None.

APPLICANT PRESENTATION

Steve Allen with Henry Design Group located at 1501 Wazee St., Denver, CO gave the applicant's presentation.

- The applicant introduced the project's design team and provided an overview of the Looking Glass Segment 2B Sketch and Preliminary Plans

Commissioner discussion with applicant:

- Commissioner Ruth Ann Nelson asked if all 907 units will be single family homes; *(applicant said yes).*
- Commissioner Ruth Ann Nelson asked if the parks will be run by the HOA or given to Parker's Parks and Recreation Department; *(applicant said the two community parks will be dedicated to the Town of Parker and programed by the Parks and Recreation Department and the three neighborhood parks will be HOA owned and maintained).*

PUBLIC COMMENT

Peter Kyte, residing at 7407 Lemon Gulch Way, Castle Rock, CO said he has lived in Douglas County for about 20 years, has always known that this area would be developed and wished the developer had reached out to the property owners west of this development. Mr. Kyte provided several comments and data points expressing his concerns for the proposed development; *(staff responded that the Planned Development (PD) / zoning for this property was approved in 2015, and that this hearing is for the sketch and preliminary plans only for this subdivision of land which is consistent with zoning; Commissioner Gary Poole encouraged Mr. Kyte to reach out to the developer to further discuss his concerns).*

Commissioner discussion with applicant:

- Commissioner Ruth Ann Nelson asked about the relationship of this development to the Reuter Hess Reservoir; *(applicant said the northwest corner of this development is near the Reuter Hess Reservoir, that the development will have an extensive trail system, but a direct connection is not currently planned).*
- Commissioner Eliana Burke asked when they will begin construction; *(applicant said 2027).*

**PUBLIC HEARING CLOSED: 7:34 P.M. – LOOKING GLASS SEGMENT 2B SKETCH
AND PRELIMINARY PLANS**

Commissioner discussion:

- Commissioner Jane Lane addressed the public comments saying she appreciates the concerns of long time Douglas County residents as they relate to the close proximity of this proposed development, that as a Parker Planning Commissioner she is required to follow Parker's rules and requirements, that platting of a particular property doesn't have anything to do with how people walk their dogs, that proposals need to meet certain approval criteria and that if Douglas County residents don't get the results they want they should review the criteria and attend the upcoming Town Council meeting and let them know why this proposal does not meet the approval criteria.
- Commissioner Jane Lane appreciated the many environmental considerations included in the applicant's presentation.
- Commissioner Ruth Ann Nelson said that the developer did a good job laying out and describing the development, liked the parks' designs, was glad that Mr. Kyte attended the meeting and raised concerns because the process of being good neighbors starts by listening to one another, that the public comment and concerns brought up tonight are not part of the proposal being heard tonight, but it is good that the concerns are being discussed now since construction is not scheduled to begin until 2027 so we have time to address the issues raised and she is in support of this proposal.
- Commissioner Eliana Burke said she tentatively agrees with her fellow commissioners since this project is still in the early stages, appreciates that the applicant shared the anticipated start date, that there will be future changes, anticipates that there will be additional comments from the community on this project in the future, agreed with her fellow commissioner that this is where we begin to be better neighbors, is in favor of the proposal and hopes that the developer listens to the what people have to say.
- Commissioner Erik Frandsen said he agrees with his fellow commissions' well stated comments, that he is in support of the proposal and appreciates the amount and density for the parks that are included.
- Commissioner Gary Poole agrees with everything that his fellow commissioners have said, complemented the development team's use of the natural topography and plantings in planning the parks and trails, believes that it will be a beautiful community and is in support of the proposal.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Looking Glass Segment 2B Sketch Plan. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

Commissioner Erik Frandsen moved the Planning Commission recommend Town Council approve the Looking Glass Segment 2B Preliminary Plan. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Commissioner Erik Frandsen moved to nominate Commissioner Eliana Burke as the Vice Chair. Commissioner Ruth Ann Nelson seconded the motion. A vote was taken and the motion passed unanimously.

Commissioner Ruth Ann Nelson moved to nominate Commissioner Erik Frandsen as acting Vice Chair. Commissioner Eliana Burke seconded the motion. A vote was taken and the motion passed unanimously.

Bryce Matthews reminded the commissioners that at the next meeting there will be a presentation by the State Demographer at 5:30 pm.

ADJOURNMENT

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



Jeff Miller
Recording Secretary



Gary Poole
Chair