



PLANNING COMMISSION MEETING

7:00 PM

February 13, 2025

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.

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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 - 12.12.24**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**
 - A. Gladys O'Brien House Use by Special Review – Cottage Veterinary Addition**

Applicant:	Apple Remodeling
Location:	The site is located on the southwest corner of Pikes Peak Avenue and Pikes Peak Drive
Department:	Community Development, Amber Wood Hicken
TRAKiT No.:	Z24-013

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

A. Appoint Acting Vice Chair

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

December 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 Jane Lane, Bret Tueller, Angela Lindstrom, Eliana Burke and Nick Metz.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the November 14, 2024, meeting minutes. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – REPLACEMENT ZONING MAP AND LDO AMENDMENT

1. **Recommendation regarding adoption of An Ordinance to Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map**
2. **Recommendation regarding adoption of An Ordinance to Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO**
3. **Recommendation Regarding Adopting the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zoning (PD's) Affected by the Replacement Zoning Map and will Repeal Ordinances that Established Modified Commercial and Modified Light Industrial Zone Districts.**

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews, Mary Munekata, Stacey Nerger

APPLICANT AND STAFF PRESENTATION

Mary Munekata, Senior Planner, and Stacey Nerger, Senior Planner, presented the staff report proposing the following:

1. Repeal of the existing zone districts
2. Adoption of the Replacement Zoning Map
3. Creation of a new zone district, Regional Commercial (C3)
4. Establishment of new Use Specific Standards for residential uses in mixed use districts
5. Addition of a Veterinary Hospital as a use within the Downtown East zoning district as a Use by Special Review, with additional use specific standards
6. Addition of use specific standards for the new Regional Commercial (C3) zone district
7. Approval of ordinances that repeal or partial repeal of certain PD's in order to implement the Replacement Zoning Map
8. Approval of ordinances that repeal Modified Commercial and Modified Light Industrial zone districts in order to implement the Replacement Zoning Map

Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council:

1. Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map;
2. Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO; and
3. Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone Districts.

Commissioner discussion with staff: none

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:15 P.M. – REPLACEMENT ZONING MAP AND LDO AMENDMENT

Commissioner discussion:

- Commissioner Eliana Burke said that she has been a commissioner for 11 years and that this project has been in the works for half that time, that she is proud of what the Town of Parker is doing, is really happy that this project is going to be a reality as we move forward and that it will help.
- Commissioner Jane Lane added on to Commissioner Eliana Burke's comments that this is a huge effort by staff, that the outreach that's required for a project of this size is immense and time consuming, appreciates that the Town has worked with Parker business owners so they can maintain their businesses, propose the adaption of maps to accommodate those requests and commends staff for improving the readability by introducing graphics and charts into the new revision of the LDO.
- Commissioner Nick Metz echoed his fellow commissioners thoughts, is glad to see the completion of the project and said the staff did great work.
- Commissioner Gary Poole thanked Mary Munkata and Stacey Nerger for all their hard work on this project and Jim Maloney and Kelsey Hall (Town Attorneys) for their help and guidance.

Commissioner Angela Lindstrom moved the Planning Commission recommend Town Council Repeal Sections 13.04.010 through 13.04.030, Sections 13.04.050 through 13.04.165, Section 13.04.180, and Sections 13.04.270 through 13.04.300 of the Existing Land Development Ordinance, and to adopt the Replacement Parker Zoning Map. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

Commissioner Angela Lindstrom moved the Planning Commission recommend Town Council Amend Subsection 13.04.010(a) of the LDO to Replace Table 13.04.A., to Add Section 13.04.130, to Renumber Sections 13.04.130 through 13.04.230, Amend Subsection 13.04.220(c) by Replacing Table 13.04.D., Amend Subsection 13.05.020(e) by Replacing Table 13.05.A, Amending Subsections 13.05.030(c)(1), (2), (3) and (4), 13.05.030(d)(1)c., 13.05.030(d)(2)d., 13.05.030(d)(4)c., 13.05.030(e)(4), 13.05.030(e)(5)c., 13.05.030(e)(15)c., 13.05.030(e)(16)c., 13.05.030(e)(17)b. and 13.05.030(f)(1)b. of the LDO. Commissioner Bret Tueller seconded, a vote was taken and passed unanimously.

Commissioner Angela Lindstrom moved the Planning Commission recommend Town Council Adopt the Ordinances Required to Properly Implement the Replacement Zoning Map that will Repeal or Partially Repeal Certain Planned Development Zone Districts Affected by the Replacement Zoning Map and will Repeal Ordinances Establishing Modified Commercial and Modified Light Industrial Zone. Commissioner Eliana Burke seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Bryce Matthews said staff would like to thank the Planning Commission for their time, efforts and comments on this project, that this project is a major milestone for the community and thanked commissioners Angela Lindstrom and Gary Poole for reading all the motions tonight. Mr. Matthews also updated the commissioners that Planning Commissioner Leland Sloan has resigned from the Commission. Lastly, Mr. Matthews wished the Commissioners a Merry Christmas and Happy New Year.

ADJOURNMENT

Commissioner Eliana Burke moved that the meeting be adjourned. Commissioner Nick Metz 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: 2/13/2025

Town Council Date: 2/18/2025

Hearing Type: **Public Hearing**
Gladys O'Brien House Cottage Veterinary Hospital Use by Special Review

TRAKiT No.: Z24-013

Location: Located on the west side of Pikes Peak Drive south of Mainstreet

Project Planner: Amber Wood Hicken, Planner I

Applicant: Brenda Fossett, Apple Remodeling

Executive Summary: The applicant, Cottage Veterinary Hospital, is proposing a Use by Special Review for an existing non-conforming veterinary hospital. Approval of the Use by Special review will remove the non-conforming status for the veterinary use thereby allowing the use to expand. The request for Use by Special Review was submitted because Cottage Veterinary Hospital is proposing an addition to the existing building and expansion into the storage garage.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve the Gladys O'Brien House Cottage Veterinary Hospital Use by Special Review to allow for an addition subject to the condition contained in staff's report:"

- 1. The Use by Special Review materials submitted to the Community Development Department on December 31, 2024 shall be the approved Use by Special Review materials.*

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Gladys O'Brien House Cottage Veterinary Hospital Use by Special Review, subject to the following conditions:"

- List conditions (either by staff or Planning Commission)*

“I move the Planning Commission recommend Town Council approve the Gladys O’Brien House Cottage Veterinary Hospital Use by Special Review.”

“I move the Planning Commission recommend Town Council deny Gladys O’Brien House Cottage Veterinary Hospital Use by Special Review.”

- List criteria not met (either by staff or Planning Commission).

“I move the Planning Commission vote to continue the Gladys O’Brien House Cottage Veterinary Hospital Use by Special Review to a future date.”

I. BACKGROUND/DISCUSSION

The applicant, Spiro Veterinary Clinic (Cottage Veterinary Hospital), is proposing a Use by Special Review for an existing non-conforming veterinary clinic to bring the use into conformance. The request for the Use by Special Review was submitted because Cottage Veterinary Hospital is proposing an addition to the existing building and expansion into the existing storage garage. The site is located on the west side of Pikes Peak Drive south of Mainstreet. The site plan for the building addition is currently under administrative review and can be found under project number SP24-073 in eTRAKiT.

The site is located within the Downtown East zone district. The building became a veterinary clinic in the mid-1980s after the 1981 incorporation of the town. On October 21, 2002, the Greater Downtown Pikes Peak zoning district was established and included the Cottage Veterinary Hospital site. This zoning did not permit veterinary clinics, making the clinic a legal non-conforming use. Veterinary clinics were later permitted as a Use by Special Review when the Greater Downtown Pikes Peak zoning district was modified on July 7, 2008. Veterinary clinics remain permitted as a Use by Special Review under the new zoning (Downtown East), effective on January 26, 2025.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1981	The property on the west side of Pikes Peak Drive south of Mainstreet was annexed into the Town of Parker as part of the original incorporation of the Town.
October 21, 2002	The property on the west side of Pikes Peak Drive south of Mainstreet was zoned to become part of the Greater Downtown Pikes Peak zoning district. The use became legal non-conforming.
July 7, 2008	The Greater Downtown Pikes Peak zoning district was modified to allow veterinary clinics as a Use by Special Review.
January 6, 2025	The Town adopted a replacement zoning map and new zone districts, zoning the property Downtown East. Veterinary clinics remain allowed as a Use by Special Review.

CURRENT SITE DATA

Existing Zoning	Downtown East		
Overlay District	N/A		
PD & Plan Area	Downtown East		
Master Plan Area	Mainstreet Master Plan Area		
Site Acreage	0.397 Acres		
Subdivision	Parker Central Area		
Existing Use	Commercial		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Mainstreet Master Plan Area	Downtown East	Private drive, residential, St. Matthew’s Episcopal Church
South	Mainstreet Master Plan Area	Downtown East	Commercial
East	Mainstreet Master Plan Area	Downtown East	Pikes Peak Drive and commercial
West	Mainstreet Master Plan Area	Downtown East	Public parking and commercial

III. PARKER 2035 MASTER PLAN
[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Focus will be placed on filling in physical gaps between existing buildings and increasing development intensity and critical mass. Appropriate land uses in the Mainstreet Master Plan Area emphasize ground-floor active uses and daytime activity. By transitioning vacant parcels located within the Mainstreet plan area into a higher intensity of daytime uses, under-utilized land within Downtown will be revitalized into developments that will contribute to Parkers local economy and job growth. To promote and enhance the Downtown character, emphasis will be placed on using high quality building materials in the design of authentic and diverse architecture.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.F Land Use 1.H Jobs and Economic Vitality 1 Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.C Jobs and Economic Vitality 2.E Jobs and Economic Vitality 6
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Mainstreet Master Plan Area of the Town's Master Plan. The existing Cottage Veterinary Use operates in an existing building and is consistent with other commercial service land uses on Pikes Peak Drive. The use aligns with the character of the area and supports residents' ability to find services locally. The Master Plan offers the following comments to describe development in this area:

	“The Mainstreet Master Plan envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Building upon this vision, new development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian-oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. Focus will be placed on filling in physical gaps between existing buildings and increasing development intensity and critical mass. Actively pursuing employers to the Downtown area will create a higher intensity of office jobs and higher education uses that support a daytime economy. By transitioning vacant parcels located within the Mainstreet plan area into a higher intensity of daytime uses, under-utilized land within Downtown will be revitalized into developments that will contribute to Parkers local economy and job growth. Creating a unique character for the built environment in Downtown involves creating high quality, appropriately scaled development, buildings and great public spaces for people to gather. Urban design will focus on buildings that work together to create a sense of place, great streets and connectivity between spaces and places, public art and streetscape (street trees, lighting, furnishings), without limiting a particular style or period of architecture.” The Use by Special Review supports and allows for the growth of an established small business. The expansion of the veterinary clinic is classified as a commercial use, which is consistent with the General Land Use Plan (Mainstreet Master Plan Area) recommendations in Chapter 6 of the Parker 2035 Master Plan.
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IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front (minimum) – none Front (maximum) – 18 feet Side – 5 feet Rear – none	The building is currently in compliance with the setbacks. The proposed expansion will not extend into the front or side setbacks, and no rear setback standards apply.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	N/A.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum height – 60 feet	The building is 20 feet high. The expansion will not change the building height.	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Size	N/A	The lot is approximately 0.397 acres (17,290 square feet).	☐ Consistent ☐ Inconsistent ☒ N/A
Lot Coverage	N/A	The current buildings cover 1,350 square feet. The proposed expansion will increase the building footprint by 657 square feet.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Section 13.08.090	The applicant will be required to meet the minimum landscaping requirements as outlined within the code.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Section 13.08.080 : The minimum parking requirement for a veterinary clinic is 1 per 500 square feet net leasable area.	The applicant will be required to meet the minimum parking requirements as outlined within the code.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and IREA will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Downtown East zone district. All setback, height, landscaping, and parking requirements will be reviewed for compliance as a part of the concurrent site plan application review.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is accessible through an access point on Pikes Peak Drive. Access to the property will remain unchanged.

VI. APPROVAL CRITERIA

Section 13.03.040 Criteria for Approval for Uses Permitted by Special Review:

1. The proposed use will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

Cottage Veterinary Hospital has proven to be compatible and in harmony with the area since opening in the mid-1980's in this same location. The town of Parker adopted new guidelines for our area in 2002, and we have complied with those guidelines as well. Having operated harmoniously with other local businesses for approximately 40 years on Pikes Peak Drive, we look forward to many more years of being a good neighbor and providing valuable services to our many Parker clients while maintaining the harmony and character of our special building.

Staff analysis and findings:

The Cottage Veterinary Hospital has operated on this site since the mid-1980s without issue. Staff has not received complaints about the business during this time. The site blends well the surrounding commercial areas on Pikes Peak Drive and is a valuable business for surrounding residents.

The proposed expansion will utilize the same colors and materials already present on the building and will not have any negative visual impacts to the historic character of the building and surrounding area.

Therefore, staff has determined that this criterion can be satisfied.

2. The proposed use is consistent with the Town Master Plan.

Applicant analysis and findings:

The Master Plans 2022 published Guiding Principles which relate to this business are:

- a. "We will maintain and enhance the historic and human orientation of our Downtown as the center of Parker life." Our business is in a historic structure and has a long history itself blending with and adding to the pleasant small town feel of the area. We will maintain this ambiance and longstanding connection to the area businesses and the Parker citizens who live, work or shop for goods and services in our Greater Downtown District.

- b. "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." Cottage Veterinary has maintained the historic look of its building for decades and is in the process of creating even greater harmony with the architectural guidelines of Greater Downtown through planned building improvements, while continuing to provide high quality veterinary services to the community.

c. 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.” Cottage Veterinary contributes to the economic vitality of Parker by providing Parker citizens with needed services at a fair price in a unique and friendly environment, while providing quality employment to Parker residents.

d. The current Master Plan calls for Commercial and Office use, and the future plan calls for Mixed Use. Cottage Veterinary Clinic compliments both of those goals.

Staff analysis and findings:

The Town’s Master Plan places this parcel within the Mainstreet Master Plan Character Area. The existing Cottage Veterinary Hospital is consistent within the Mainstreet Master Plan Area classification. A full analysis of the compatibility of this use with the Parker 2035 Master Plan can be found in Section III of this Staff Report.

Therefore, staff has determined that this criterion can be satisfied.

3. The proposed site is sufficient in size and shape to support the proposed use.

Applicant analysis and findings:

The existing business has successfully operated in the existing space for over 40 years and is now expanding the building a small amount for even greater space to provide its services, while leaving 80% of the lot undeveloped.

Staff analysis and findings:

The current 1,350 square foot building sits on a 17,290 square foot lot. The proposed expansion will add 657 square feet to the current building footprint. The western portion of the lot where the new expansion will go is currently underutilized, and the expansion will not result in an overly intense use of the land.

Therefore, staff has determined that this criterion can be satisfied.

4. The proposed use does not require significant capital improvements that the Town has not included in its capital improvement program.

Applicant analysis and findings:

No capital improvements will be required.

Staff analysis and findings:

The existing roadway network around the subject property will be able to adequately accommodate the traffic generated by the existing Cottage Veterinary Hospital and any future expansions as a change in traffic patterns is not anticipated. No capital improvements are proposed in this area in 2025.

Therefore, staff has determined that this criterion can be satisfied.

5. The proposed use does not require community facilities and levels of community services greater those available from the Town or applicable service providers.

Applicant analysis and findings:

No additional city facilities nor services will be required.

Staff analysis and findings:

The existing use and proposed expansion is already serviced with all necessary community facilities.

Therefore, staff has determined that this criterion can be satisfied.

6. Adequate pedestrian, bicycle, and vehicular access and circulation routes exist to serve the proposed development, and traffic movement in the surrounding area would not cause undue multi-modal traffic impacts by development, or demonstrates the mitigation of circulation impacts to the maximum extent practicable.

Applicant analysis and findings:

No traffic impact will occur. Additional sidewalks around the building will be added for better public and fire department access, and on-site parking will be increased.

Staff analysis and findings:

The existing roadway network around the site provides adequate infrastructure to support the existing use and any future expansion. All access points to the site remain the same. The expansion is not anticipated to have any impacts to traffic in the area.

Therefore, staff has determined that this criterion can be satisfied.

7. The proposed use will not create material environmental impacts on the surrounding area or the Town as a whole or demonstrates the mitigation of environmental impacts to the maximum extent practicable.

Applicant analysis and findings:

There will be no environmental impact. No additional noise will be created by the expansion, and all gases used in the facility will be in a dedicated and locked room with fire sprinklers installed.

Staff analysis and findings:

The applicant is proposing to expand the building of an existing commercial use. The expansion will add office spaces and additional exam rooms. No additional noise effects will be introduced by expanding the existing use.

Therefore, staff has determined that this criterion can be satisfied.

8. The proposed use will be adequately landscaped, buffered and screened to mitigate impacts.

Applicant analysis and findings:

The aforementioned items are already in place. There will be no trees removed, and the landscaping will not change. Some stone planter boxes will be added to increase the beauty of the site.

Staff analysis and findings:

The use currently exists on the site. The applicant is proposing to expand the building on the western portion of the site. No shrubs or trees will be removed. The site will be required to comply with all landscape standards within the Land Development Ordinance as part of the site plan review process.

Therefore, staff has determined that this criterion can be satisfied.

9. The proposed use will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

Response: There will be no health, safety, or welfare impacts. On site drugs are locked up, and more fire safety and handicap access improvements will be added.

Staff analysis and findings:

The use currently exists on the site. The proposed building expansion on this site will be required to meet the Downtown East zoning standards and the requirements outlined within the Town Land Development Ordinance and Development Design Standards. The development will not be detrimental to the health, safety, or welfare of Town residents.

Therefore, staff has determined that this criterion can be satisfied.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments – Use by Special Review
Parker Comprehensive Planning	Completed. No conflict with the Parker 2035 Master Plan.
Parker Public Works/ Engineering	No comment.
Parker Building	No comment.
Fire Life Safety	No comment.
Parker Economic Development	No comment.
Parker Authority for Reinvestment	No comment.

Parker Water and Sanitation District	No comment.
IREA	Approved. No comment.
PSCO/Xcel	No apparent conflict.
CenturyLink	No comment.
Comcast	No comment.
Douglas County Assessors	No comment.
Douglas County Planning/Engineering	No comment.
South Metro Fire	No comment.

VIII. CONCLUSION

The Cottage Veterinary Hospital use has been present on the site since the mid-1980s. The use was made legal non-conforming with the establishment of the Greater Downtown Pikes Peak zone district in 2002. Veterinary clinics were later allowed as a Use by Special Review in 2008, and are permitted as a Use by Special Review under the current zoning (Downtown East). The proposed building expansion is ancillary to the existing use on this site. Approval of the Use by Special review will remove the non-conforming status for the veterinary use thereby allowing the use to expand. The site plan application for the building expansion will be reviewed and approved administratively. After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VI of this staff report.

IX. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Use by Special Review to allow a building expansion, subject to the conditions below:

1. That the Use by Special Review materials submitted to the Community Development Department on December 31, 2024 shall be the approved Use by Special Review materials.

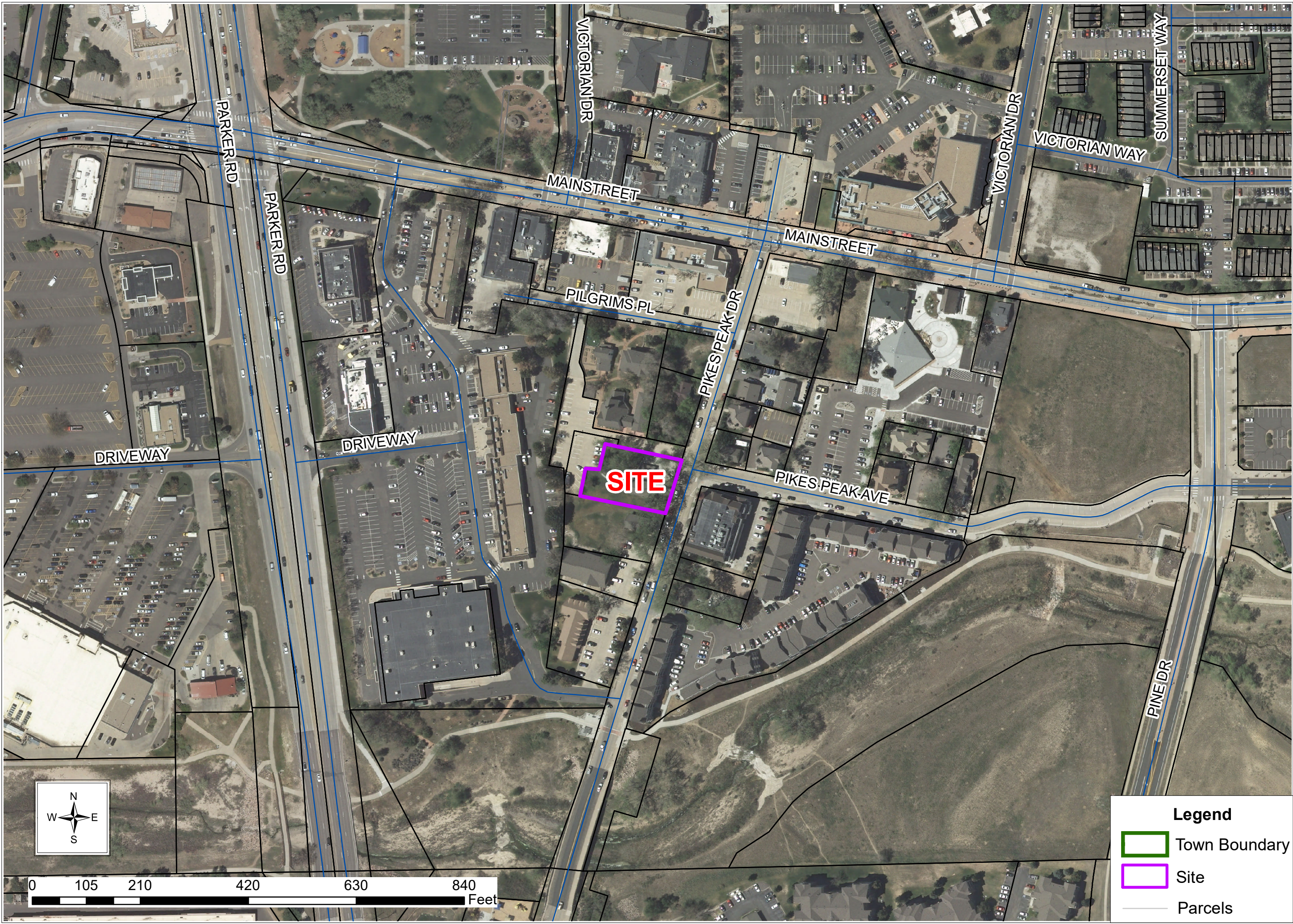
X. ATTACHMENTS

1. Cottage Vet Expansion Use by Special Review Narrative
2. Cottage Vet Expansion Use by Special Review Vicinity Map

Report Approved By: Bryce Matthews, Assistant Planning Director

Cottage Vet Vicinity Map

Use by Special Review



Narrative

Cottage Vet Clinic is adding a small 20-foot addition to the rear of the facility that will increase office size as well as adding additional exam rooms. They are also converting the current two-car garage into a pet grooming salon. There will be upgrades to the exterior as well.