



PLANNING COMMISSION MEETING

7:00 PM

March 27, 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.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

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 2.13.25**
6. **CONSENT AGENDA**
7. **PUBLIC MEETING**
 - A. **An Ordinance to Amend Subsection 13.05.030(e) of the Parker Municipal Code Concerning Car Washes**

Applicant:	Town of Parker
Location:	Townwide
Department:	Community Development, Bryce Matthews
8. **PLANNING COMMISSION ITEMS**

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

February 13, 2025

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, Erik Rieger, Ruth Ann Nelson, Angela Lindstrom, Bret Tueller and Nick Metz

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the December 12, 2024, meeting minutes. Commissioner Angela Lindstrom seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – GLADYS O'BRIEN HOUSE USE BY SPECIAL REVIEW – COTTAGE VETERINARY ADDITION

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

APPLICANT AND STAFF PRESENTATION

Amber Wood Hicken, Planner 1, presented the staff report 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. Ms. Wood concluded with the determinations in the staff report that 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.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

None.

PUBLIC COMMENT

None.

PUBLIC HEARING CLOSED: 7:06 P.M. – GLADYS O'BRIEN HOUSE USE BY SPECIAL REVIEW – COTTAGE VETERINARY ADDITION

Commissioner discussion:

- Commissioner Ruth Ann Nelson said she is in support of the Use by Special Review, that this has been a long-standing business in the area, the change is technical, is a modest addition, that she believes staff will ensure that the addition fits within the character of the neighborhood and that it is good to ensure that this addition adheres to the Town's guidelines and legal standards.
- Commissioner Angela Lindstrom expressed her strong support for approval for the Use by Special Review, that the veterinary clinic has been a valued part of our community for a long time, that zoning changes have come about since it was established which shouldn't stop them providing essential community services, that the nine criteria were met, that it meets or exceeds what the master plan and the zoning ordinance requires, that it aligns with the Town's vision and development goals, appreciates that the applicant and the staff brought a thorough presentation, that the proposed additions will not only enhance the appearance of the veterinary hospital, but also provide expanded services that will benefit the community and their attention to both function and aesthetics demonstrates a commitment to responsible growth and quality development.
- Commissioner Jane Lane said she appreciates the applicant going through the official Town processes, adhering to the rules and guidelines which sometimes are not pleasant instead of constructing the addition first and then trying to gain approval retroactively.
- Commissioner Nick Metz agrees with his fellow commissioners, congratulated the applicant and is looking forward to seeing the final product.
- Commissioner Erik Rieger said he echoes what his fellow commissioners have said, is in support and appreciates the applicant going through the process.

Commissioner Ruth Ann Nelson moved 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.

Commissioner Angela Lindstrom seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

Commissioner Jane Lane nominated Ruth Ann Nelson as Acting Vice Chair, a vote was taken and the motion passed unanimously.

Bryce Matthews provided a brief update on the Parker 2050 Comprehensive Plan. The first engagement survey has closed with good participation. Another survey will be coming in late spring. Staff are currently working on the existing conditions report. And finally, the website is a good resource for finding out more information and as always staff is also a good resource.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Erik Rieger 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: 3/27/2025

Town Council Date: 4/21/2025

Hearing Type: Public Meeting
An Ordinance to Amend Section 13.0.030(e)(28) of the
Parker Municipal Code Concerning Car Washes

Location: Townwide

Project Planner: Bryce Matthews, Assistant Director - Planning

Applicant: Town of Parker

Executive Summary: The Town proposes to amend *Section 13.05.030(e)(28) Car Wash* of the Parker Municipal Code. The proposed changes will incorporate use-specific standards for car washes that will apply to all zone districts including Planned Developments (PD's).

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding car washes."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding car washes with the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance to amend the Parker Municipal Code regarding car washes:"

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

"I move the Planning Commission vote to continue an ordinance to amend the Parker Municipal Code regarding utilities."

I. BACKGROUND/DISCUSSION

In 2024, the Town Council expressed concern about the number and location of development proposals for car washes in the Town. The Council also indicated their concern about the potential impact of a proliferation of car washes upon community character and economic vitality.

The Town Council directed staff to advance a proposal which would create new use-specific standards for car washes that align with the standards for gas stations. The draft LDO amendment to implement Council direction would establish the following standards for car wash uses throughout the Town, including in Planned Development (PD) zone districts:

1. Minimum 500-foot buffer to schools and other sensitive uses;
2. Minimum 250-foot buffer to a *Hard Corner* or residentially zoned property; and
3. Maximum of two (2) car wash uses within 660-feet of a *Hard Corner*.

The draft LDO amendment to *Section 3.05.030 Use-Specific Standards*, would read as follows:

(e) (28) Car wash. Car washes in all zone districts including Planned Developments (PD):

- a. Car washes shall not be located within five hundred (500) feet of an elementary or secondary school, a hospital, a continuing care facility, a group home, a group residential facility, or a day care establishment.*
- b. Car washes shall not be located within two hundred fifty (250) feet of:*
 - 1. A Hard Corner; or*
 - 2. A residentially zoned property.*
- c. There shall not be more than two (2) car washes located within six hundred sixty (660) feet of any single Hard Corner.*

For context, staff has attached a map showing the location of existing car washes, where they may be developed in the future under the current code and those areas that are designated as a *Hard Corner*.

II. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent ☐ Not Applicable
Master Plan Character Discussion	The Master Plan includes <i>Chapter 9 Jobs and Economic vitality</i> which sets forth the Town's desire to balance Parker's business and retail community to it includes a variety of diverse business types. This proposed change will support preservation of key corner parcels for retail uses. In addition, <i>Chapter 6 Land Use</i> seeks to 1.A. Strengthen the identity of Parker by encouraging a balance of land uses that supports a high quality of life and contributes to the hometown character of our community 1.D. Encourage transitions between different land uses and intensities.

	1.H. Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhood 1.J. Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.D Land Use 1.H Land Use 1.J Jobs and Economic Vitality 2.B
Inconsistent Goals/Strategies	None
Staff Analysis	Amending the code regarding limiting the location of car washes will preserve commercial corners for retail and other commercial services, preserve space for land uses that create a sense of community and will protect sensitive uses from the impacts of car washes such as traffic, idling cars and noise. The proposed change is consistent with the Parker 2035 Master Plan.

III. CONCLUSION

The draft LDO Amendment will preserve *Hard Corners* for other types of commercial uses that promote economic vitality, protect sensitive uses that may be impacted by car washes and balance the goal of limiting the car wash use while still providing an opportunity for their development in appropriate locations.

Staff recommends that the Planning Commission recommend that Town Council approve an ordinance that will amend the Land Development Ordinance regarding car washes.

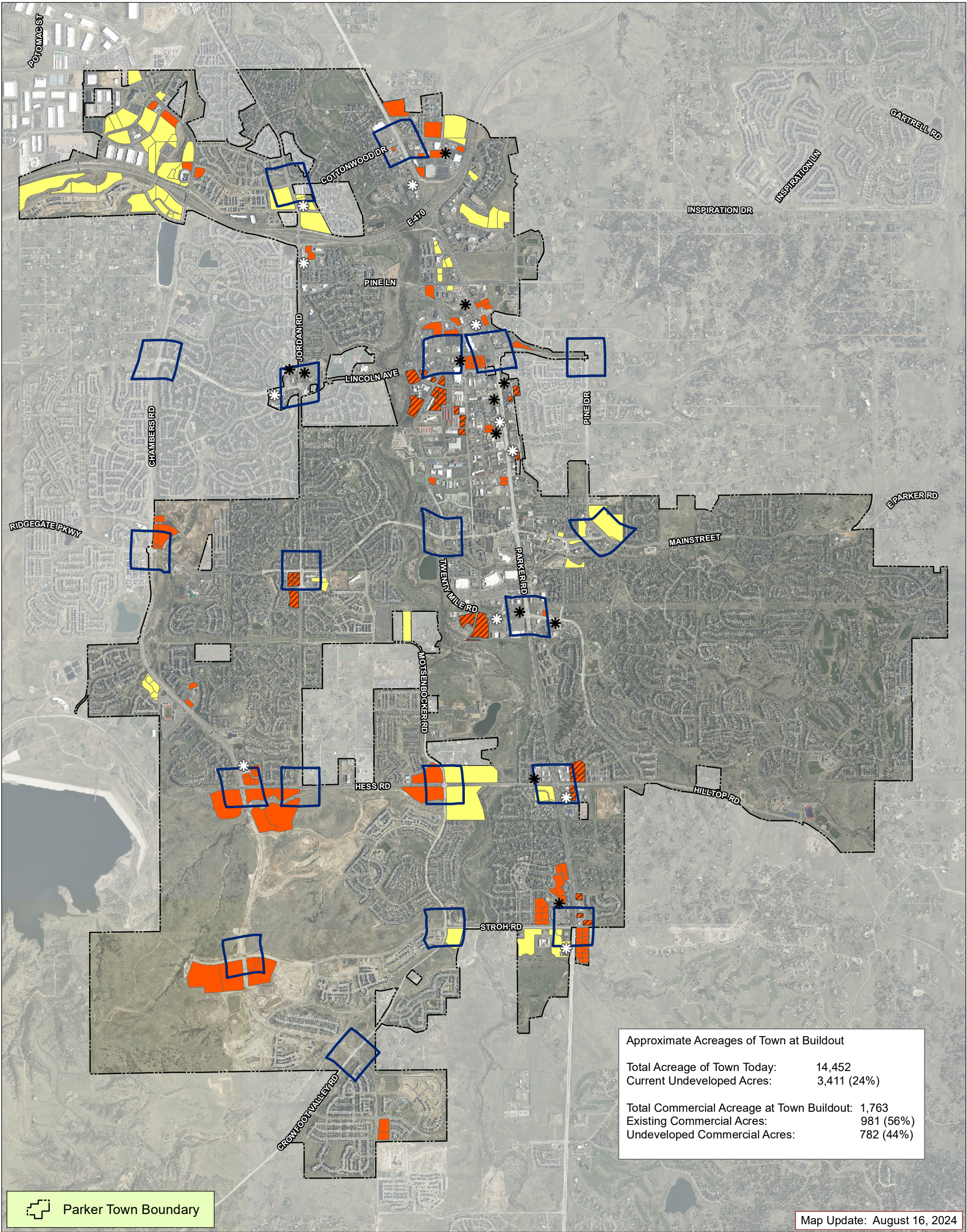
RECOMMENDED CONDITIONS

None

IV. ATTACHMENTS

1. Draft Ordinance
2. Car Wash Map

Car Wash Allowed Use on Vacant Land

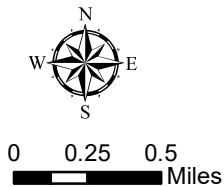


Car Wash Allowance on Vacant Land

- Car Wash Permitted / Allowed by Right
(approximately 316 acres)
- Car Wash Permitted / Use by Special Review
(approximately 73 acres)
- Car Wash Not Permitted
(approximately 408 acres)
- *

 Existing Car Wash
(12 properties / 14 acres)
- ⊗

 Existing Car Wash at Gas Station
(11 properties / 15.5 acres)
- Hard Corners



ORDINANCE NO. 3.372.3, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.05.030(e) OF THE PARKER MUNICIPAL CODE CONCERNING CAR WASHES

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Subsection 13.05.030(e) of the Parker Municipal Code is amended to read as follows:

13.05.030 Use-specific standards.

* * *

(e) Commercial uses.

* * *

(28) Car wash. Car washes in all zone districts including Planned Developments (PD):

a. Car washes shall not be located within five hundred (500) feet of an elementary or secondary school, a hospital, a continuing care facility, a group home, a group residential facility, or a day care establishment.

b. Car washes shall not be located within two hundred fifty (250) feet of:

a1. A hard corner; or

b2. A residentially zoned property.

c. There shall not be more than two (2) car washes located within six hundred sixty (660) feet of any single hard corner.

* * *

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

Parker Municipal Code

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney