



## **PLANNING COMMISSION MINUTES**

**February 12, 2026**

Planning Commission Chair, 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 Jenny Wahlrobe, 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 January 22, 2025, meeting minutes. Commissioner Erik Rieger seconded; a vote was taken and the motion passed unanimously.

### **PUBLIC HEARING OPENED: 7:01 P.M. – HARDING HEIGHTS FILING NO. 1, LOT 2 – TAKE 5 OIL CHANGE – USE BY SPECIAL REVIEW**

Applicant: Claycon Oil West, LLC  
Location: Southwest of the intersection of Parker Road and Longs Way  
Department: Community Development, Elizabeth Steward  
TRAKiT No: Z25-012

### **STAFF PRESENTATION**

Elizabeth Steward, Associate Planner, presented the staff report regarding a Use by Special Review for Take 5 Oil Change, which is a drive-up only oil change facility where customers do not exit their automobiles. Ms. Steward concluded with the determinations in the staff report that the Planning Commission recommend Town Council deny the Take 5 Oil Change Use by Special Review as the request does not meet the approval criteria.

### **COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Ruth Ann Nelson asked staff to elucidate on the phrase used in the presentation which was *no coordinated redevelopment*; (Staff said *QuikTrip*)

*Corporation rezoned and created 3 (three) developable lots in the Harding Heights Subdivision. QuikTrip added access to Parker Road and infrastructure. So, it was a coordinated development effort of these three lots).*

- Commissioner Ruth Ann Nelson also asked how this use does not support the Use by Special Review criteria; *(Staff replied that it is due to the auto-oriented usage. The Master Plan and the Parker Road Corridor Plan emphasize this area as pedestrian friendly. The infrastructure is in place for sidewalks and for a potential use that supports pedestrian friendly activity, but the use requested for the Use by Special Review does not utilize the pedestrian infrastructure. Therefore, it does not align with the Parker Master Plan or the Parker Road Corridor Plan.*
- Commissioner Ruth Ann Nelson asked if there are sidewalks that go from Longs Way to Mainstreet. She does not recall sidewalks in front of the Parker Cemetery on Parker Rd; *(Staff responded that the sidewalk does go from Longs Way down to Mainstreet).*
- Commissioner Erik Rieger asked that since this type of auto-oriented service entails people staying in their cars for service, would a more traditional auto-oriented service, where people not get out of their cars, change the status; *(Staff said that the Take 5 business model was discussed since customers do not get out of their cars. There is the incompatibility with the pedestrian infrastructure. If they did have a waiting room it would be re-evaluated, but overall, the auto-oriented use would still be against the redevelopment efforts to relocate these uses to the light industrial zone and off of Parker Road).*
- Commissioner Ruth Ann Nelson stated that currently, on 3 (three) of the 4 (four) corners at Parker Road and Longs Way, there are a gas station, auto parts store, used car sales lot, another gas station and Twisters on the northwest corner. Is part of the vision that eventually there will not be as much auto uses there and eventually it will be redeveloped; *(Staff responded that the Parker Road Corridor Plan was adopted in 2019 with that goal in mind. This is one of the first cases that we have seen on the Parker Road Corridor for a coordinated rehabilitation effort that could hopefully send those auto-oriented uses away from Parker Road. The goal with the Parker Road Corridor Plan is to see less of the auto-oriented uses that existed before the Parker Road Corridor Plan was established).*
- Commissioner Ruth Ann Nelson asked that given that information, why did Staff recommend the QuikTrip when that is an auto-oriented use; *(Staff replied that the QuikTrip property had a series of issues. It had no vehicular access, limited pedestrian connectivity, a zoning issue and a platting issue. When QuikTrip came in they fixed all of that. And they built a lot of pedestrian infrastructure and made significant improvements to the site. It also has a retail component. The combination of improvements is why the Town supported it).*
- Commissioner Bret Tueller asked if it is just the business model that we are not liking? When customers stay in their cars; *(Staff said it is the auto-oriented use. It is not just the business model of not getting out of the car. This use is not part of the Parker Road Corridor Plan. The Town is trying to recreate Parker Road as a place that people want to visit and stop and not just drive though. It does not fit the Parker Road Corridor Plan or the Master Plan).*

- Commissioner Bret Tueller stated that he thinks part of the confusion is that a gas station doesn't seem to be that much different. Usually if it's something that Staff is not recommending it is because it is too tall. There is something quantifiable and this seems to just not have the vibe; *(Staff said QuikTrip included the commercial retail component. QuikTrip acquired three different properties, built the infrastructure, and raised the property up. Also, they created outdoor seating and people can order food and sit outside to eat. We are trying to create a place that pedestrians could enjoy instead of drive in and drive out).*

### **APPLICANT PRESENTATION**

Jim Gamble, Claycon Development, provided the applicant's presentation.

- The applicant shared several slides of the proposed Take 5 Oil Change and described the business model.

### **COMMISSIONER DISCUSSION WITH APPLICANT**

- Commissioner Ruth Ann Nelson asked if Claycon is the same developer as the Take 5 Oil Change on the north end of Parker Road; *(The applicant said they are not the same developer).*
- Commissioner Bret Tueller thanked Mr. Gamble for how Claycon treated staff even though they disagreed.
- Commissioner Ruth Ann Nelson said that Take 5 will put in bike racks and benches and your business model does not have customers get out of the car. She asked who they anticipate will use these? Will it be just for employees on breaks; *(The applicant said yes, for employees essentially. Potentially some people from QuikTrip. He brought up that even if there was a waiting room why would they leave the waiting room to meander out? There is no destination other than QuikTrip).*
- Commissioner Jenny Wahlrobe asked how long the oil change process is; *(The applicant said the process takes approximately 9.2 minutes).*

### **COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Ruth Ann Nelson stated that the other automotive uses on that same corner as QuikTrip, since QuikTrip is a destination for food and drink for some people, how do you anticipate those uses being redone? And how do people on the east side of Parker Road, walking up Longs Way, who want to go to QuikTrip or Twisters or any other destination, get across Parker Road? There really is no way for someone on the east side of Parker Road to access those businesses other than by car. So, in a multimodal sense, is there a way to overcome that? That would support denying this application; *(Staff said that today the 2 (two) crossing points are Mainstreet and Kieffer's Crossing. With Parker Road Corridor Plan there are conversations about changes to Parker Road*

*and Mainstreet intersection. The Town is currently in the process of doing conceptual plans for what the intersection may look like in the future. We are not sure what that will do to the ability to cross, but pedestrian connections are a big component of it).*

- Commissioner Ruth Ann Nelson asked if we had a response to the idea that this particular site is not as conducive to finding a use that would be better than a Take 5; *(Staff said that is they are unsure of current market conditions, but the zoning allows for a variety of uses. There are multiple uses that could go there if the market supports them. Staff also said there is the possibility of redeveloping the property. There are also users that are going smaller and vertical. The zoning could allow a building to go 45' in height).*
- Commissioner Gary Poole asked if since QuikTrip owns the land can they impose covenants; *(Staff said they are not familiar with the covenants imposed. The applicant can speak to that).*

### **PUBLIC COMMENT**

Ryan Harding, QuikTrip Corporation.

- He said he is here in support of Take 5. The reason they chose this location for QuikTrip is because of the auto-oriented use aspect of it. He said about 90 to 95% of their business is from automobile traffic and because Parker Road is a major thoroughfare. QuikTrip sees Take 5 as very compatible with their business. He said there are certain deed restrictions that they place on their properties. They do not want to sell to a competing use. They want to make sure their neighbor is a business that is conducive to QuikTrip. He does not believe there are many businesses that could go on a .50 acre parcel. He said maybe a coffee stand, but they do deed restrict coffee businesses. He doesn't feel a restaurant could go there because there wouldn't be enough parking. He said they have a very large investment in this property between the development, utilities and infrastructure.

### **COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Ruth Ann Nelson asked to see the image of the Parker Road Corridor Plan. She asked if the Take 5 property was at the end of the Parker Road Corridor Plan and if the area directly south of that is the Mainstreet Master Plan area; *(Staff replied that it is in the central sub-area and north of that is the Mainstreet Master Plan area).*
- Commissioner Ruth Ann Nelson also asked if the cemetery is in the Central Commercial zoning area; *(Staff replied, yes).*

### **PUBLIC HEARING CLOSED: 7:40 P.M. – HARDING HEIGHTS FILING NO. 1, LOT 2 – TAKE 5 OIL CHANGE – USE BY SPECIAL REVIEW**

## COMMISSIONER DISCUSSION

- Commissioner Ruth Ann Nelson understands what Staff is presenting. Take 5 is not something that will draw pedestrians up from Mainstreet. However, the only time she has seen anyone walk past the cemetery is on Memorial Day when crowds go there for services. She sees that property laying empty and unused for a very long time if we deny this application. She thinks that putting that use there is better than not having a use there at all. With the deed restriction, there cannot be any coffee shops, and can't have a restaurant. Maybe an office building that people don't walk to or a retail shop. She understands we are trying to change the overall Corridor look and if we allow the Take 5 now, it will be there for 20-30 years before it will be ready for redevelopment. She is just not convinced.
- Commissioner Angela Lindstrom agrees with her fellow Commissioner. She does not want the parcel to sit vacant. She understands the Town's vision for the area to be walkable, and she would like to see that too.
- Commissioner Erik Rieger said that what is difficult is that there are already many automotive uses in that area. He understands the desire to change the landscape along the corridor and to make it more walkable, but as it stands today and for the near future with the QuikTrip there, he does not envision something else being there and in harmony with what currently exists there.
- Commissioner Nick Metz agrees with Erik Rieger. He is in favor of the Parker Road Corridor Plan with the walkability, retail and fun stuff that will draw people to more of a destination. Given the size of the lot and the limitations of what could be built there, including the covenants. He does think the Take 5 compliments what is already there, QuikTrip. He said that is what Use by Special Review is for. This is one special tiny parcel. He is not sure he would have the same thought process for a larger parcel that had more versatility in that same Corridor. But for that little parcel he is in support of it.
- Commissioner Bret Tueller said what is making it so hard is the respect the Commission has for Staff. He is in agreement with fellow Commissioners, and he doesn't see where the conflict is other than subjective of just preference at this point. He is in favor of Take 5.
- Commissioner Jenny Wahlroble is also in agreement with everything fellow Commissioners said, but she also loves walkability and biking. She is also thinking about the economic engine with QuikTrip. If people go to Take 5 and do not want to wait in a waiting room, then they will go to QuikTrip. She also thinks that people using Take 5 will see the gift shop next door and might stop there.
- Commissioner Gary Poole said that he has been an advocate, for as long as he has been on Planning Commission, to try to redevelop and change Parker Road. Staff sold him

quite a long time ago because there are parts of Parker Road that should be redeveloped. And if Parker Road is people's first picture of our Town and not say anything about QuikTrip or Take 5. They are far more attractive than some of these other shacks that are up and down Parker Road. But we are just kicking the can down the road and saying, well, next time. It could be 20 or 30 years before next time. But none of us will be around. We make a plan and then we say we aren't going to do it this time, but we give in next time. He doesn't know what could go in there with the restrictive covenants. He said he can see that Elizabeth made the very clear delineation of the Master Plan and how it fits. He is also struggling with fellow Commissioners. He doesn't doubt that the Take 5 will look very nice.

- Commissioner Ruth Ann Nelson asked a question about alternative motions. The first of the alternative motions has a condition on in. Can you explain what the condition is; *(Staff said that is the approval for the Use by Special Review motion. The Use by Special Review motions always have a condition,. so, you would be recommending approval of the materials submitted, which is what was presented to you tonight).*
- Commissioner Gary Poole believes that what he is hearing from fellow Commissioners is that they are leaning toward the alternative motion to kick the can down the road, at least as far as the Town Council.
- Commissioner Ruth Ann Nelson said that she believes if they make a motion then they can also have another period of discussion. Is that correct?
- Commissioner Gary Poole said that is correct.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council approve the Take 5 Oil Change Use by Special Review subject to the following conditions:

- They use the Use by Special Review materials submitted to the Community Development Department on August 25, 2025, shall be the approved Use by Special Review materials.

### **COMMISSIONER DISCUSSION**

- Commissioner Ruth Ann Nelson said that one of the concerns about this motion is that it's kicking the can down the road in terms of development. She thinks we need to recall all the progress made on development moving from Mountain Man Warehouse, sunk down way below grade, and the difficulty getting in and out of that parcel, to having something more accessible. She also thinks it is going to be more accessible to the light industrial uses to the west. Those uses can utilize Take 5. There is very little cross traffic that is going to impede or put pedestrians and bikes in danger if they are using the sidewalk for multimodal transportation. Just one of the reasons why she thinks it works. The new development will dress it up and it will make the east side of the street look horrific in comparison and that's where we start to get movement on fixing that. She said it is not the ideal solution. She is in favor of it.

Commissioner Erik Rieger seconded the motion. A vote was taken. Nick Metz, Bret Tueller, Angela Lindstrom, Ruth Ann Nelson, Erik Rieger and Jenny Wahlrobe voted in favor and Commissioner Gary Poole voted against. The motion passed 6 votes to 1.

**STAFF ITEMS**


Bryce Matthews wanted to congratulate Elizabeth Steward on her first Planning Commission presentation. He also introduced a new staff member, Cassidy Beaupre. He mentioned a new project in coordination with Douglas County which is Link on Demand microtransit. Link on Demand currently serves Lone Tree and Highlands Ranch and will expand east to serve portions of Parker. More to come. Link on Demand is looking at a spring start.

**ADJOURNMENT**

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



Jennifer Malley  
Recording Secretary



Gary Poole  
Chairman – Planning Commission