



## **PLANNING COMMISSION MINUTES**

**March 12, 2026**

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, Lisa Ruiz, Eliana Burke and Angela Lindstrom.

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None.

### **APPROVAL OF MINUTES**

Commissioner Erik Rieger moved to approve the February 12, 2026, meeting minutes. Commissioner Angela Lindstrom seconded; a vote was taken and passed unanimously.

### **PUBLIC HEARING OPENED: 7:02 P.M. – COMPARK VILLAGE PLANNED DEVELOPMENT AMENDMENT NO. 8 - ZONING**

Applicant:	Larry Jacobson, Westside Investments
Location:	Generally located north and south of E-470 and west of Chambers Road
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z25-001

### **STAFF PRESENTATION**

Stacey Nerger, Senior Planner, presented the staff report proposing an amendment to the Compark Planned Development (PD) zoning to amend the planning areas to the south of E-470 and north of Belford Avenue. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Compark Village Planned Development Amendment No. 8 – Zoning.

## **COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Jane Lane asked how the design standards get regulated to make this light industrial flex lot designation look more commercial in appearance; (*Staff explained that there are 2 (two) components to the Compark Village Planned Development Guide. It breaks these areas into what uses are permitted, the setbacks, the heights, those sorts of things. Also, in the PD Guide are the design standards. One of those standards states that within the light industrial flex area that it must be designed to commercial design standards of the Town's Code.*)
- Commissioner Ruth Ann Nelson said she was concerned about some of the signage allowed, outdoor sales and display and some of the automotive uses. She is concerned about some of the specifics within the designations that were created; (*Staff explained that regarding the outdoor sales and display, that Code comes from the Town's Land Development Ordinance. This is in place so that everyone is held to the same standards. An example is Lowe's or Home Depot where they have outdoor seasonal display and designating an area on your property for the display. The transportation, vehicles and sales of equipment section allows for fuel sales, minor automotive repair, automotive sales and leasing and a transit terminal. These uses are on the light side. Minor Automotive Repair is defined in Town Code as tire change and oil changes. Automotive Sales and Leasing Light are defined as cars for sale and leasing and Heavy is defined as trucks, RVs and equipment. Car washes fall under Use by Special Review.*)

## **APPLICANT PRESENTATION**

Larry Jacobson with Westside Investments, 8350 E. Crescent, Ste. 200, Greenwood Village, 80111, gave the applicant's presentation.

- The applicant provided an overview of the proposed Compark Village Planned Development Amendment No. 8 – Zoning.

## **COMMISSIONER DISCUSSION WITH APPLICANT**

None

## **ADDITIONAL COMMISSIONER DISCUSSION WITH STAFF**

- Commissioner Ruth Ann Nelson asked if Staff could expand on the difference between the business and flex and what kinds of changes there will be; (*Staff said it is an expansion of uses. We took many of the commercial uses that were already allowed within the Mixed Use and Neighborhood Commercial and then we started to expand the uses. The Neighborhood Commercial is on the far east, then the Office Employment*

*which adds more office uses. Then there is Light Industrial Flex, the Town does not have any Industrial areas. So, these uses expand to office with light manufacturing, research and development and possibly light distribution, however, the Town's Code is mixed. Storage is limited in distribution and storage is limited to 50%. There may be manufacturing on a small scale. This will add more uses as the development moves west and grows in intensity).*

- Commissioner Ruth Ann Nelson said she was concerned about the design standards and if there will be coherence between development design on Belford and this new development area, but she now understands that there will be coherence between developments.
- Commissioner Jane Lane asked if the car sales were in the previous iteration; (*Staff said that it was not and with Planned Developments if it is not specifically listed then it is prohibited*).

### **PUBLIC COMMENT**

None

### **PUBLIC HEARING CLOSED: 7:23 P.M. – COMPARK VILLAGE PLANNED DEVELOPMENT AMENDMENT NO. 8 - ZONING**

### **PLANNING COMMISSION DISCUSSION**

- Commissioner Eliana Burke commented that she sees this as something that began in 1998 and making it happen in 2026. So, they certainly have her support.
- Commissioner Angela Linstrom said that it cleans up what was a little unknown and makes it more consistent with what everything else looks like. She is in support.
- Commissioner Erik Rieger commented that moving around the acreage and understanding how the tributary works and this seems pretty straight forward.
- Commissioner Ruth Ann Nelson said that she is not thrilled with all of the uses offered in Business Employment (BE). She thinks it's a little too broad and technically not true Office Employment type uses. She is concerned about transit terminals and stations, automotive sales and leasing. These are not things that she would think would be in Office Employment. Overall, she will vote in favor. She thinks it is a response to change in market conditions. And fixing it once you know what the drainage is going to be and creating the open space makes sense. Her concern is how the Planned Development (PD) is presented to us. If she has an issue with one or two lines of the PD, then she has to throw out the entire thing rather than ask if it could be tweaked. She does not know if there is a mechanism for doing that right now and this is something for staff to consider.
- Commissioner Jane Lane agreed with her fellow Commissioner. She does believe that there needs to be changes to the options available in this area particularly with changing

uses and the hospital nearby. She does not like the standard uses in all of the PD Guides. It is hard for her to say no in part because of the design standards. She personally feels like this area is part of the entry into Parker. Because of that she really does not want to see a lot of car sales lots there because that is not the vision of Parker she wants to have. She appreciates that the applicant has tried to segregate the more intense uses to the side that has less of an impact to the nearby residential area. Commissioner Lane also appreciates more open space. On balance, for someone who has had a history with the property, hopefully the things that she is worried about will not happen, but it does make her nervous. Ultimately, she will support. Overall, she believes it does balance the needs of the residents of Parker and the business needs of that area.

- Commissioner Lisa Ruiz commented that she drives by that area and sees the hospital being built after tearing down the old building and obviously there will be a need for more medical facilities around there. They keep adding on to Parker Adventist Hospital and there is a need for another hospital. She thinks it is great that the applicant is developing the area. She agrees with fellow Commissioners that some of the criteria is so open. She likes that the criteria is flexible to meet the market, but we are all concerned about how things look and whether we are going to keep Parker the way we want it which is the small-town feel. So, when we hear cars, gas stations or oil changing businesses we get nervous because we don't want to turn into a town that is just a gas station or an oil-changing business.
- Commissioner Gary Poole commented that it has been a long journey from 1998, and he sees it as a move in the right direction. He appreciates the applicants' work to make this happen.

Commissioner Elaina Burke moved the Planning Commission recommend Town Council approve the Compark Village Planned Development Amendment No. 8. Commissioner Erik Rieger seconded, a vote was taken and passed unanimously.

### **STAFF ITEMS**

Bryce Matthews explained that Link on Demand microtransit service, the IGA, goes before Town Council on March 23<sup>rd</sup>. Service will begin with a ribbon cutting on April 8<sup>th</sup> at O'Brien Park. It is an app provided microtransit service. There will be Saturday service which is a first for the Town and Friday evening service as well. There will be a couple of study sessions in the next couple of months about the Parker Road and Mainstreet Conceptual Design and the Parker 2050 Comp Plan.

### **ADJOURNMENT**

Chair Gary Poole moved that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned.

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Jennifer Malley  
Recording Secretary

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Gary Poole