



## PLANNING COMMISSION MEETING

7:00 PM

May 28, 2026

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 - 3.12.26
6. CONSENT AGENDA
7. PUBLIC MEETINGS
  - A. **ORDINANCE NO. 3.372.7 - A Bill for an Ordinance to Amend Section 13.02.020; Subsection 13.03.030(i)(5)(c); Subsection 1303.050(d); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(f), 13.08.120(c)(4), 13.09.020(c)(4), 13.09.030(b)(3), and 13.09.040(d); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development Ordinance**

Applicant:	Town of Parker
Location:	Townwide

**8. PLANNING COMMISSION ITEMS**

- A. Discuss a motion to hold a Special Meeting on Thursday, June 4, 2026,  
at 5:30pm at Town Hall to review the 2050 Comprehensive Plan**

**9. STAFF ITEMS**

**10. ADJOURNMENT**



## **Planning Commission Staff Report**

**Planning Commission Date:** 5/28/26

**Council Date:** 6/15/26

**Hearing Type:** **Public Meeting:**  
Recommendation regarding adoption of An Ordinance to Amend Section 13.02.020; Subsection 13.03.030(I)(5)(C); Subsection 13.03.050(D); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(F), 13.08.120(C)(4), 13.09.020(C)(4), 13.09.030(B)(3), and 13.09.040(D); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development.

**Location:** **Townwide**

**Project Planner:** **Bryce Matthews, Assistant Director - Planning**

**Applicant:** **Town of Parker**

**Executive Summary:** The Town has completed a comprehensive modernization of the Land Development Ordinance (LDO), consisting of two major components. The first component was a full update to the LDO text, including administrative provisions, use and bulk standards, development standards, and zoning districts, which Town Council adopted in May 2024. The second component was the adoption of a replacement zoning map in January 2025.

With input from the development community and property owners, staff has identified a number of minor amendments to the new Land Development Ordinance (LDO) that are necessary to improve clarity and ease of use. The proposed ordinance includes LDO amendments that address these issues in an ongoing effort to continually improve land development processes and outcomes to improve predictability.

**Staff Recommendation:** **Approval**

**RECOMMENDED MOTION**

*“I move the Planning Commission recommend Town Council to Amend Section 13.02.020; Subsection 13.03.030(I)(5)(C); Subsection 13.03.050(D); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(F), 13.08.120(C)(4), 13.09.020(C)(4), 13.09.030(B)(3), and 13.09.040(D); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development.*

**ALTERNATIVE MOTIONS**

***Deny***

*“I move the Planning Commission recommend Town Council deny Amending Section 13.02.020; Subsection 13.03.030(I)(5)(C); Subsection 13.03.050(D); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(F), 13.08.120(C)(4), 13.09.020(C)(4), 13.09.030(B)(3), and 13.09.040(D); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development Ordinance.*

***Approve with Conditions***

*“I move the Planning Commission recommend Town Council to Amend Section 13.02.020; Subsection 13.03.030(I)(5)(C); Subsection 13.03.050(D); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(F), 13.08.120(C)(4), 13.09.020(C)(4), 13.09.030(B)(3), and 13.09.040(D); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development Ordinance with the following conditions:”*

*- List proposed conditions*

***Continue***

*“I move the Planning Commission vote to continue the public meeting to Amend Section 13.02.020; Subsection 13.03.030(I)(5)(C); Subsection 13.03.050(D); Sections 13.03.040, 13.05.020, 13.05.030, and 13.05.050; Subsections 13.08.110(F), 13.08.120(C)(4), 13.09.020(C)(4), 13.09.030(B)(3), and 13.09.040(D); and Sections 13.08.030, 13.08.090, and 13.08.130 of the Parker Municipal Code Concerning Updates to the Land Development Ordinance”*

**I. BACKGROUND/DISCUSSION**

As is common with large code modernization projects, staff anticipated that minor amendments, refinements, and updates would be needed following adoption and implementation of the new code. Staff has identified several amendments necessary to improve clarity, and ease of use. These amendments were based on more than a year of staff administering the updated LDO and receiving feedback from applicants, consultants and the development community during that same time frame.

These changes are not intended to establish new policy direction beyond what was included in the previous LDO and discussed with Planning Commission during last year's study session on this topic.

The proposed amendments are summarized below:

**Definitions** – Definitions were updated to address new legislation, add clarification where needed, and resolve inconsistencies or conflicts within the code. Some examples include:

- New definition for *trash and debris* allows for clarity in code enforcement
- New definition for *sign, permanent multiple principal uses* allows for clearer understanding and interpretation of the sign code
- New definition for *single family-attached*, definition was not included and was needed for implementation of the LDO
- Amendment to *group residential facility* to respond to State statutes.

**Vested Rights** – The current code states that a vested right is not created until permits have been received and the applicant has incurred substantial expenses. The proposed amendment establishes three-year vesting period limit, unless it is extended by mutual agreement.

**Administration and Procedures** – Revisions were made to clarify processes that were unclear or conflicting and to better define the scope and limitations of administrative approvals. Some examples include:

- Language regarding the transfer of density for unplatted lots and unbuilt dwellings within Planned Developments (PD's) was inadvertently omitted from the previous LDO update and has been reinstated.
- Clarified that *framework plans* for site plans are optional.

**Required Financial Security** – Updates incorporate current language used in subdivision agreements to establish a one-year probationary period for landscaping improvements and require acceptance of landscaping by a homeowner's association (HOA) or metropolitan district.

**Use Regulations and Use-Specific Standards** – Revisions clarify which regulations apply within PD zoning districts and which apply only in straight zone districts. These updates are based on the policies from the previously adopted LDO and discussions held with the Planning Commission and Town Council during 2025 study sessions. Use-specific standards were also reviewed to address conflicts, redundancies, and areas needing further clarification. Some examples include:

- Clarified that certain uses, such as sexually oriented businesses, pawnshops and natural medicine businesses are not permitted in Planned Development zone districts
- Moved language regarding Title 32 Metropolitan District reimbursement requirements for clarity
- Clarified that group home standards apply in all zone districts, including Planned Developments to comply with federal housing laws
- Changed the size (square footage) allowances for day care to align with other assembly uses in the LDO, this also better aligns with the market

**Accessory Uses** – Accessory use regulations were reorganized and clarified, including relocating certain uses to more appropriate sections of the code based on implementation experience. Some examples include:

- Moved EV chargers to accessory uses to better reflect the code intent
- Moved residential daycare to accessory uses because they are accessory to the primary use of a home
- Moved parking garages and parking lots to accessory uses because they are accessory to, and serve, a primary use

**Landscaping** – The landscaping section was updated to address turf limitations associated with SP24-005 and to provide additional clarification. Separately, the Town has retained a consultant to complete a comprehensive update to the landscape code.

**Fences and Walls** – Standards for fences and walls were clarified, and new tables were added to improve readability. The proposed amendments also allow additional flexibility for the Planning Director to approve screening wall heights when specific criteria are met.

**Maintenance** – Maintenance provisions were updated to further clarify property owners’ responsibilities for maintaining improvements within adjacent rights-of-way and to reinforce requirements that properties be kept in good condition.

**Sign Code** – Minor revisions were made to improve clarity and usability of the sign regulations.

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

<b>MASTER PLAN CONSISTENCY</b>	
<b>Master Plan Designation</b>	Choose an item. <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>
<b>Master Plan Character Discussion</b>	N/A
<b>Consistent Goals/Strategies</b>	<a href="#">Land Use 1.J</a>
<b>Staff Analysis</b>	<p>The <i>Parker 2035 Master Plan</i> is a policy framework for decisions that affect the physical, social and economic environment of the Town. The LDO cleanup is consistent with Strategy 1.J in Chapter 6 of Parker 2035 Master Plan - ‘Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.’</p> <p>The proposed LDO amendments are intended to be easier to administer and understand, and continue improving predictability in the development review process for property owners, developers, and residents.</p> <p>Staff has determined that the proposed LDO changes align with the <i>Parker 2035 Master Plan</i>.</p>

**III. CONCLUSION**

The purpose of these amendments is to improve clarity, make the LDO easier to administer and understand, and continue improving predictability in the development review process for property owners, developers, and residents. The proposed ordinance includes amendments intended to support more consistent land development processes and outcomes.

**IV. ATTACHMENTS**

1. Draft Ordinance for proposed LDO changes

**Report Approved By: Bryce Matthews, Assistant Director - Planning**