



**TOWN COUNCIL STUDY SESSION AGENDA**  
**June 1, 2026**  
**5:00 PM**  
**PARKER WATER & SANITATION DISTRICT OFFICES**  
**13939 ANCESTRY DRIVE, PARKER, CO**

**I. Study Session Items**

1. Drone Delivery Policy - Matthews/Steward/Beaupre - 1 hour

**II. Staff Updates**



## MEMORANDUM

**TO:** Honorable Mayor and Members of Town Council

**FROM:** Bryce Matthews, Assistant Director - Planning  
Elizabeth Steward, Planner I  
Cassidy Beaupre, Planner I

**DATE:** June 1, 2026

**SUBJECT:** Drone Delivery Policy

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### **ITEM OVERVIEW:**

Drone delivery services are already operating in cities across the country, and companies providing these services are now seeking opportunities to expand into the Denver metro area. The current LDO does not address drone delivery dispatch uses, requiring consideration of how such operations may be reviewed and regulated by the Town.

### **BACKGROUND AND ANALYSIS:**

Drone delivery is an emerging technology that has the potential to provide added convenience, though it may also have some adverse impacts for Parker's residents. Drone delivery is primarily regulated by the Federal Aviation Administration (FAA). The FAA regulates the National Airspace System (NAS), safety, operator certification/authorization, and certain environmental review requirements. The State may establish broader operational requirements or limitations, while the Town's authority is focused on local land use, zoning, and impacts associated with where drone-related facilities are located.

The Town has been approached by a drone delivery company regarding the potential to locate and operate in town. The location would be in a retailer's parking lot. While the current LDO does not specifically address drone delivery dispatch as a distinct land use, it would generally be considered an accessory use to a primary use, such as a retail business. Under the existing code, an administrative Site Plan Amendment would be required to review elements such as the location of the operation on the site and any required screening.

The current code, however, does not provide specific standards or guidance related to drone delivery operations, including issues such as separation from residential areas, noise impacts, site design considerations, or other potential operational impacts and mitigation measures.

While the Town cannot regulate airspace or flight operations, it may consider regulations related to takeoff and landing areas such as:

- Zoning districts where drone dispatch and delivery centers may be allowed and distances from residential uses;
- Hours of operation;
- Site design;

- Noise, trespassing, and public safety; and
- Impacts to nearby properties, open space, wildlife, and environmentally sensitive areas.

Staff has researched how other municipalities, local and nationwide, are addressing this use. While few have broached this topic, staff has found other jurisdictions have used the following to regulate drone delivery:

- Creating or developing review processes for take-off and landing areas;
- Creating or developing specific standards for take-off and landing areas;
- Regulating use in specific areas (open space, parks, public institutions, etc.);
- Developing use specific plans (Advanced Air Mobility Plans)

Given the current interest and the lack of specific LDO provisions, staff is seeking Town Council direction on how to proceed based on the following options:

**Option 1** – Allow proposals to proceed under the current LDO without code amendments.

**Option 2** – Allow proposal to proceed under the current LDO while staff develops a code amendment for future proposals.

**Option 3** – Implement a temporary moratorium on drone dispatch and delivery uses while staff studies the use further and develops a code amendment.

**FINANCIAL AND POLICY IMPACTS:**

None.

**RECOMMENDATION:**

Staff recommends Town Council consider either Option 2 or Option 3 to allow staff to further evaluate drone dispatch and delivery uses and develop appropriate LDO regulations regarding review process and standards.

**REQUESTED DIRECTION:**

Planning staff requests feedback and direction on how to proceed regarding drone delivery dispatch facilities.

**ATTACHMENT:**

None