



**PLANNING COMMISSION  
MEETING: 7:00 p.m.**

Prior to Meeting: On-going Planning Commissioner Education Session 8:

*Built Environment* - presented by Gil Rossmiller and Tom Williams

**February 11, 2016**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
  - A. January 14, 2016 Minutes and
  - B. January 28, 2016 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC MEETING: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.02.010, 13.04.100(c), 13.04.130(a), 13.04.130(c), 13.04.160(c), AND 13.04.170 OF THE PARKER MUNICIPAL CODE, AND CHAPTER 13.04 OF THE PARKER MUNICIPAL CODE IS HEREBY AMENDED BY THE ADDITION THERETO OF A NEW SECTION 13.04.300, AND TO REPEAL PARAGRAPHS 13.04.120(d)(7), 13.04.130(c)(21), 13.04.130(e)(5), SECTION 13.04.140, PARAGRAPHS 13.04.160(d)(3), 13.04.160(d)(5) AND SECTION 13.10.050 OF THE PARKER MUNICIPAL CODE, CONCERNING STORAGE USES IN THE TOWN OF PARKER**

Applicant: Town of Parker  
Location: Town wide  
Planner: Bryce Matthews
8. **PUBLIC HEARING: A RESOLUTION TO ADOPT AN UPDATE OF THE PARKER 2035 MASTER PLAN**

Applicant: Town of Parker  
Location: Town wide  
Planner: Bryce Matthews
9. **PUBLIC HEARING: ROBINSON RANCH LOT 3 FILING 2 FIRST AMENDMENT – Use by Special Review**

Applicant: Veterinary Center of Parker, Dr. Lindsay Mamula  
Location: 12311Pine Bluffs Way, Unit 115  
Planner: Ryan McGee
10. **STAFF ITEMS**
11. **ADJOURNMENT**



**PLANNING COMMISSION MINUTES  
January 14, 2016**

Chair Gary Poole called the meeting to order at 7:00 p.m.

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Duane Hopkins, Sasha Levy and Brent Bitz. Alternates Robert Moffitt and Kathleen Thayer were present. Alternate Eliana Burke was absent.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the December 10, 2015 minutes. Commissioner Brent Bitz seconded; a vote was taken and passed 3:0:2 with Commissioners Sasha Levy and Duane Hopkins abstaining due to being absent from the December 10, 2015 meeting.

**CONSENT AGENDA**

None

**PUBLIC HEARING: OPENED: 7:01 P.M. RIGHT-OF-WAY VACATIONS FOR STROH RANCH FILING NOS. 17B AND 17C**

Applicant: Norris Design, David Thorpe  
Norris Design, Ryan McBreen  
Location: South of Keyser Creek Avenue and west of Bolero Drive  
Planner: Ryan McGee

**(a) ORDINANCE NO. 1.472**

**A Bill for an Ordinance Vacating Portions of South Sibrica Street Right-of-Way, East Emilia Drive Right-of-Way, East Anthem Drive Right-of-Way, and South Red Elder Street Right-of-Way Located Within Stroh Ranch Filing No 17B**

**(b) ORDINANCE NO. 1.473**

**A Bill for an Ordinance Vacating Portions of South Emilia Way Right-of-Way, East Anthem Drive Right-of-Way, South Prinsepia Street Right-of-Way, South Red Elder Street Right-of-Way, Keyser Creek Avenue Right-of-Way, and Ventana Street Right-of-Way Located Within Stroh Ranch Filing No. 17C**

Ryan McGee, Planner, presented the staff report for the request to vacate right-of-way for Stroh Ranch Filings 17B and 17C. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend the Town Council approve the ordinances vacating portions of right-of-way in Stroh Ranch Filings 17B and 17C as conditioned in staff's report.

Commissioners had no questions for staff.

#### **APPLICANT PRESENTATION**

Ryan McBreen, Norris Design, 1101 Bannock Street, Denver, CO 80204 presented:

- he represented the owner who was stuck in traffic
- the vision for the area; the owner's commitment to the development
- the market dictates development of single-family residential with front load garages
- enhanced landscape plan
- application is simple and straight-forward
- thanks to the Planning Commission for the hearing
- thanks to staff for the support

Commissioners had no questions for the applicant.

#### **PUBLIC COMMENT OPENED**

None

#### **PUBLIC COMMENT CLOSED**

#### **PUBLIC HEARING: CLOSED: 7:08 P.M. RIGHT-OF-WAY VACATIONS FOR STROH RANCH FILING NOS. 17B AND 17C**

#### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said the request is straight-forward to remove alleys and change the type of homes in the development. He said he supports the request.

Commissioner Duane Hopkins agreed. He said there are no major changes other than to meet the needs of the market. He said the layout and landscape plan looks fine; he supports the request.

Commissioner Sasha Levy concurred.

Commissioner Brent Bitz agreed. He said the request is straight-forward with minor design changes and he supported it.

Chair Gary Poole agreed. He said it looks good; it is good to have homes built on the property.

Commissioner Duane Hopkins moved that the Planning Commission recommend the Town Council approve Ordinance 1.472 vacating portions of right-of-way in Stroh Ranch Filing No. 17B with the one condition outlined in staff's report. Commissioner John Howe seconded; a vote was taken and passed 5:0.

Commissioner Duane Hopkins moved that the Planning Commission recommend the Town Council approve Ordinance 1.473 vacating portions of right-of-way in Stroh Ranch Filing No. 17C with the one condition outlined in staff's report. Commissioner Sasha Levy seconded; a vote was taken and passed 5:0.

**PUBLIC HEARING: OPENED: 7:11 P.M. ALCORN PROPERTY - Rezone**

Applicant: Greg Armstrong, Armstrong Development Co.  
Location: Southeast corner of Lincoln Ave. and Parker Road  
Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff report for the Alcorn Property – Rezone. Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the request for a Modified C-Commercial Zoning for the Alcorn Property parcels.

Commissioners discussed with staff:

- if trees will need to be removed for the extension of the driveway to the existing signal on Lincoln Avenue; (*Staff said yes, trees will have to be removed and a tree mitigation plan will have to be established.*)
- if the existing trees were planted at the request of the Parker Heights residents to mitigate vehicle noise and lights from the existing driveway to the north of Lincoln Avenue and if so would the current mitigation plans have to be of equal height; (*Staff said yes; the mitigation plans need to accomplish the same results.*)
- if a recommendation for approval of the rezone request can be made since the required Master Plan update allowing the rezone has not been done; (*Staff said yes; the Land Development Ordinance allows recommending rezone requests if the proposed use meets the criteria or can meet them.....if the Planning Commission recommends Town Council approve the rezone then staff will process the update to the Master Plan.*)
- how long after recommending approval will it be for the Master Plan to be amended; (*Staff said it depends on when the applicant is ready to move forward with the application process. The update to the Master Plan can occur within the four to six months projected development process.*)
- to identify the steps in the development process where the public will have an opportunity to have their concerns addressed; (*Staff said the annexation and zoning hearing before Town Council will be held March 21, 2016; in the interim once the applicant submits the site plan application, staff will request the applicant conduct neighborhood outreach meetings with the Parker Heights residents to continue addressing concerns.*)
- if the applicant will address specific requirements for the development at future stages; (*Staff said yes that is correct and deferred to the applicant to address specifics.*)

## **APPLICANT PRESENTATION**

Greg Armstrong, Armstrong Capital Development, 15530 E Broncos Pkwy #300, Englewood, CO presented:

- thanks to the Planning Commission and staff
- they have been in business since 2006
- they develop small Class A retail centers to accommodate four to five tenants
- they build and own the centers and become integrated into the neighborhood
- they have already held neighborhood outreach meetings and understand the noise, parking and lighting concerns
- they are working with the Town of Parker and the Parker Heights residents through the zoning step of the process
- they have lease agreements with tenants to manage protocols that provide solutions to operational concerns
- the trees that have to be removed will be transplanted if possible
- noise will be mitigated by the screening wall
- the retail center design will be such to reflect a transition from residential to commercial
- the screening wall will not have pedestrian access from Alcorn into the retail center
- they look forward to addressing all concerns

Commissioners discussed with the applicant:

- the site is below grade of Parker Road; will it be raised level with the road; (*Mr. Armstrong said it will be substantially raised but not level with Parker Road.*)
- where will construction access be provided so as not to disturb the Alcorn neighborhood; (*Mr. Armstrong said the preference is to come off Lincoln Avenue; early construction traffic may come off Alcorn.*)
- specific concerns from homeowners directly to the east of the site; (*Mr. Armstrong said there are five lots along the Lincoln Avenue right-of-way. He said the expectation is for the driveway to come to the north of those homes that will have a larger screening wall.*)
- the proposed height for the screening wall; (*Mr. Armstrong said he believes the screening wall will be between six to eight feet.*)
- the projected timeline for construction access off Alcorn; (*Mr. Armstrong said construction takes five to six months and they would work to mitigate Alcorn access as much as possible.*)

## **PUBLIC COMMENT OPENED**

The following members of the public spoke regarding concerns with decreased property values; lack of sufficient parking for the proposed development; increased traffic and potential increase in traffic accidents and effects on the safety of the children; landscaped tree mitigation and the screening wall:

- Russ Schulteheinrich, 6449 Alcorn Avenue
- Pat Williams, 6485 Alcorn Avenue
- Jeff Brown, 11942 S Alcorn Street
- Delores K(?), 11953 N Barrett Street
- Michael Barnell, 11939 Barrett Street
- Anthony Zambai, 11906 Barrett Street

Commissioners discussed with staff:

- where the access to the retail center off Alcorn will be; (*Staff said once the retail center is built there will be no direct access to it off Alcorn.*)
- the location of the right-in/right-out access off Parker Road; (*Mr. Casper identified the location on a map as right-in only with a decel lane.*)
- the lack of sidewalk on the east side of Parker Road resulting in pedestrians having to walk through the drainage ditch to get to the retail center; (*Staff said that is correct.*)
- what will be done to screen the back-end of the properties to east; (*Mr. Casper said a screen wall will be oriented toward the residential property to the east screening views from Lincoln Avenue and from the retail center.*)

### **PUBLIC COMMENT CLOSED**

### **PUBLIC HEARING: CLOSED: 8:00 P.M. ALCORN PROPERTY - Rezone**

#### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said the request meets eight of the nine criteria for approval. He referenced Comprehensive Planning Manager Bryce Matthew's letter addressing that the applicant will have to accommodate a thoughtful and creative design to mitigate the concerns of the home owners. He said this area is somewhat blighted and development is needed to make this an attractive corner.

Commissioner Duane Hopkins agreed something needs to be done at the location. He said one of the home owners recognized that it has been known that the corner would be developed. He said the question becomes who will develop it and what will the design be. He said the applicant appears to have addressed mitigating the concerns from the home owners. He said it is a good time to annex the property; it seems a responsible approach and he supports the request.

Commissioner Sasha Levy agreed. She said she understands the home owners concerns. She praised the developer for meeting with the home owners to address their concerns with the screening wall and the preservation of trees. She said an update to the Master Plan will bring the zone request in compliance for meeting the nine criteria for approval. She said she supports the request.

Commissioner Brent Bitz said this is the initial phase of the development. He said it is obvious there are design, traffic and parking challenges which the applicant will need to work through with the neighborhood and the Town, to address the concerns for a solid development that will thrive. He said he supports the request.

Chair Gary Poole thanked the developer and the members of the community that came to express their views on the project. He said that is how the process should work; it should accommodate give and take from all sides. He said as was mentioned it has been known that this site would be developed; this is the first step toward a viable plan for the corner.

Commissioner Brent Bitz moved that the Planning Commission recommend Town Council approve the Modified C-Commercial zoning request for the Alcorn Property parcels. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

**PLANNING COMMISSION ITEMS**

None

**STAFF ITEMS**

None

**ADJOURNMENT**

The meeting was adjourned at 8:06 p.m.

---

Rosemary Sietsema  
Recording Secretary

---

Gary Poole  
Chair



**PLANNING COMMISSION MINUTES**  
**January 28, 2016**

Vice Chair John Howe seated for the absent Chair Gary Poole called the meeting to order at 7:00 p.m.

Commissioner Robert Moffitt led the Planning Commission and audience in the Pledge of Allegiance.

Also, present was Commissioner Sasha Levy. Alternates Robert Moffitt and Eliana Burke were present and sat for the absent Commissioners Duane Hopkins and Brent Bitz. Alternate Kathleen Thayer was absent.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

Commissioner Sasha Levy moved to approve the January 14, 2016 minutes. Commissioner Robert Moffitt seconded; a vote was taken and split 2:0:2.

Vice Chair John Howe called for a motion to continue approval of the January 14, 2016 minutes to the February 11, 2016 meeting due to the split vote.

Commissioner Robert Moffitt moved to continue the approval of the January 14, 2016 minutes to February 11, 2016. Commissioner Sasha Levy seconded; a vote was taken and passed 4:0.

**CONSENT AGENDA**

None

Prior to the opening of the public hearing, Commissioner Sasha Levy shared that she may have a conflict of interest as she lives on Flagler Drive in the Clarke Farms neighborhood and asked if the Planning Commission agreed.

Commissioner John Howe moved that Commissioner Sasha Levy has a conflict of interest and that she recuse herself from the public hearing. Commissioner Robert Moffitt seconded; a vote was taken and passed 3:0.

Commissioner Sasha Levy left Council Chambers.

**PUBLIC HEARING: OPENED: 7:04 P.M. CLARKE FARMS FILING 5B LOT 31  
GROUP RESIDENTIAL FACILITY – Conditional Use**

Applicant: Teddi Samuel MA, SLP Colorado  
Location: 10706 Flagler Drive  
Department: Community Development, Carolyn Parkinson

James S. Maloney, Town Attorney, presented the local, state (Colorado Fair Housing Act - CFHA) and federal (Federal Housing Act - FHA) legal standards for Group Homes (GHs). He said GHs are considered a conditional use governed by ordinance for all of the Town of Parker including Planned Developments (PD) in the Town. He advised the Town of Parker's Land Development Ordinance allows Group Residential Facilities (GRFs) to provide a community living environment for no more than eight adults that require custodial care, medical treatment or specialized social services. He stated that failure to accommodate persons with disabilities occupying a single-family dwelling similar to a traditional family in a single-family dwelling may constitute discrimination under the FHA and CFHA. The FHA does allow the Town to require a conditional use review for GRFs. He advised the Planning Commission will make a recommendation to Town Council for the public hearing on February 1, 2016.

The Commissioners had no questions for Mr. Maloney.

Carolyn Parkinson, Planner, advised two homeowners' letters regarding the GRF received after publication of the meeting packets were placed before them. She then presented the staff report for the Group Residential Facility – Conditional Use request. Ms. Parkinson concluded with the determinations in staff's report and recommended the Planning Commission recommend the Town Council approve the Conditional Use for SLP Colorado Group Residential Facility as conditioned in staff's report.

Vice Chair John Howe asked if the eight adults living in the GRF included staff.

Ms. Parkinson said the eight adults comprise individuals with traumatic brain injury in addition to the one to two staff members.

**APPLICANT PRESENTATION**

Teddi Samuel MA, SLP Colorado, introduced Lisa Birabent, 10706 Flagler Drive. Ms. B made a statement regarding her traumatic brain injury struggles and the benefits of a normal versus institutional living environment toward successful recovery.

The Commissioners had no questions for Ms. Birabent.

### **PUBLIC COMMENT OPENED**

The following citizens expressed concerns regarding decreased property values, increased traffic, increased parking needs, impacts on mail delivery, whom to contact if conditions are violated, and whom to contact for testimonial comments from existing neighborhoods with GRFs:

- Greg Greenlee, 10718 Flagler Drive; (Mr. Greenlee recognized Ms. Parkinson and Rosemary Sietsema, staff Planning Commission Liaison for the exemplary manner in which they provided all his requested information and congratulated the Planning Commission for having them as staff.)
- Marji Randall, 10708 Flagler Drive
- Kim Coday, 10701 Flagler Drive

### **PUBLIC COMMENT CLOSED**

Vice Chair John Howe asked the applicant to address the citizens' concerns.

Teddi Samuel, 1372 Pine Ridge Court, Castle Pines introduced her partner Jason Marcotte, 2380 S Gilpin Street, Denver who thanked the Planning Commission and the residents for their comments.

Mr. Marcotte said the GRF was established as an LLC with Teddi in a partnership. He said they looked at many homes and liked the home on Flagler for their new business as an opportunity to provide a home for those with traumatic brain injuries.

Ms. Samuel thanked the Town and specifically Carolyn for the assistance in working through the Conditional Use process. She said she has been developing GRFs for 34 years. She said she has met with many of the neighbors and met some of their concerns. She said it is important to meet all the expectations when GRFs move into a neighborhood. She assured the neighbors:

- traffic will be below normal residential neighborhood traffic
- staff vehicles will be parked in the garage
- visitors and professional support staff will be parked in the driveway
- the home occupants don't have many visitors
- the program supports integration into the neighborhood
- will give email and phone number to the neighborhood to address concerns as they arise
- the goal is to fit-in and be good neighbors
- she is able to provide contact information for other GRFs to access testimonial comments from residents in those neighborhoods

Mr. Marcotte said they would also be willing to assist in maintaining landscaping and trails should there be a need.

**PUBLIC HEARING: CLOSED: 7:49 P.M. CLARKE FARMS FILING 5B LOT 31  
GROUP RESIDENTIAL FACILITY – Conditional Use**

**PLANNING COMMISSION DISCUSSION**

Commissioner Robert Moffitt said he certainly understands the concerns with the unknowns as this is new for the neighborhood. He said it appears that if the required criteria are met there should be little impact from a nuisance or valuation standpoint on the surrounding neighborhood.

Commissioner Eliana Burke said it shouldn't make a huge impact if all the criteria are met. She said there will be annual reviews to ensure the criteria continue to be met; so there should not be a negative impact.

Vice Chair John Howe said he concurred. He said he feels the nine conditions for approval will be an asset to ensure the program is well monitored. He said he is aware that staff does continue to check on these type operations to ensure compliance. He said he sees this request moving forward.

Commissioner Robert Moffitt moved that the Planning Commission recommend the Town Council approve the Conditional Use request for the SLP Colorado Group Residential Facility at 10706 Flagler Drive subject to the nine conditions contained in staff's report. Commissioner Eliana Burke seconded; a vote was taken and passed 3:0.

**PLANNING COMMISSION ITEMS**

None

**STAFF ITEMS**

None

**ADJOURNMENT**

The meeting was adjourned at 7:52 p.m.

---

Rosemary Sietsema  
Recording Secretary

---

Gary Poole  
Chair



**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Bryce Matthews, Comprehensive Planning Manager *BM*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** February 11, 2016

**Regarding:** Public Meeting: Amendments to Section 13 of the Land Development Ordinance Regarding Storage

**Section I.  
Subject & Proposal:**

**Applicant:** Town of Parker

**Proposal:** Proposed amendments to the Land Development Ordinance regarding storage, self storage and outdoor storage including creation of a new storage overlay district.

**Section II.  
Background**

**History:** On April 20, 2015, the Town approved emergency Ordinance No. 3.312 to suspend all applications for any land use approval or building permit for the development or construction of mini-warehouses, outdoor storage and related uses from March 24, 2015 through April 6, 2016

The emergency ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

Ordinance No. 3.312.2 extended the suspension to April 6, 2016.

### **Section III. Analysis:**

During this suspension, the Community Development Department was to study, plan and recommend land use legislation regarding future development and construction of these facilities in the Town. For the purposes of this staff report, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances. Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that this level of interest for this specific type of use will negatively impact the inventory of available real property to accommodate existing and future demand for those commercial and industrial uses and the direct economic and employment benefits that they provided to the Town.

Attached to this document is the final Community Development report as required in the Ordinance. The report concluded the following:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy.
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy which seeks to preserve sites for commercial and light industrial uses that provide community and economic development benefits.
- When the analysis is confined to the Parker Urban Growth Boundary (UGB) and includes self storage under construction, the Town has above the national average of 7.3 square-feet of self storage per household.
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average.
- With projected growth and surrounding households, the Parker area may be underserved by 2035 unless there is additional self storage development proximate to Town. A threshold issue is whether Parker should meet the regional need for this use within its boundaries or focus on the regional opportunity for self storage outside Town boundaries.
- Self Storage as a land use generally:
  - Generates little to no sales tax revenue
  - Generates few jobs compared to retail, office or light industrial uses
  - Pays as much or more per acre in property taxes compared to other land uses
  - Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
  - Creates a 'dead zone' for activity because of the passive nature of the use

- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the self storage industry may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage
- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County

The study concludes and recommends that the Parker 2035 Master Plan and the Land Development Ordinance be amended to not permit additional self storage and outdoor self storage and limit other storage uses as ancillary uses. An amendment to the Master Plan is being processed concurrent with this proposed Ordinance.

Following is a summary of the proposed Ordinance and changes to the Land Development Ordinance:

1. Creates definitions for Self Storage, Outdoor Self Storage, Storage and Warehousing
2. Amends B-Business, C-Commercial, PF- Public Facilities and LI – Light Industrial districts to remove storage as primary uses and removes self storage as a permitted use
3. Removes GI-General Industrial zoning district from our code
4. Amend the intent of the Light Industrial District to more closely align with the proposed amendment to the Parker 2035 Master Plan Light Industrial character area description
5. Defines storage and warehousing as accessory uses and generally describes them as 25% or less of a building or site
6. Removes radio antennas as accessory residential uses
7. Establishes a Storage Uses Overlay District which:
  - a. Clarifies the intent of the District
  - b. Allows for nonconforming situations to continue
  - c. Gives those projects excluded through Ordinance 3.312 until April 6, 2016 to submit a complete application
  - d. Prohibits storage as a primary land use in Town
  - e. Prohibits new self storage and outdoor self storage in Town
  - f. Cleans up the restrictions on residential storage
  - g. Clarifies screening requirements for permitted ancillary storage

**Section V.  
Recommendation:**

Staff recommends that the Planning Commission recommend that the Town Council approve Ordinance No. 3.321 amending the Land Development Ordinance regarding storage.

**Section VI.  
Attachments:**

1. Ordinance No. 3.321
2. Self Storage Analysis Dated January 27, 2016

**Section VII.  
Proposed Motion(s):**

*"I move that the Planning Commission recommend that the Town Council approve Ordinance No. 3.321 amending the Land Development Ordinance regarding storage."*

ORDINANCE NO. 3.321, Series of 2016

**TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.02.010, 13.04.100(c), 13.04.130(a), 13.04.130(c), 13.04.160(c), AND 13.04.170 OF THE PARKER MUNICIPAL CODE, AND CHAPTER 13.04 OF THE PARKER MUNICIPAL CODE IS HEREBY AMENDED BY THE ADDITION THERETO OF A NEW SECTION 13.04.300, AND TO REPEAL PARAGRAPHS 13.04.120(d)(7), 13.04.130(c)(21), 13.04.130(e)(5), SECTION 13.04.140, PARAGRAPHS 13.04.160(d)(3), 13.04.160(d)(5) AND SECTION 13.10.050 OF THE PARKER MUNICIPAL CODE, CONCERNING STORAGE USES IN THE TOWN OF PARKER**

WHEREAS, the Town is concerned that the high level of interest for mini-warehouses, outdoor storage and related storage uses will negatively impact the inventory of real property available to accommodate existing and future demand for those commercial and industrial uses that provide direct economic benefits and employment to the Town;

WHEREAS, the Town desires to address the impact of mini-warehouses, outdoor storage and related storage uses that do not provide direct economic benefits and employment to the Town;

WHEREAS, on April 20, 2015, the Town Council adopted Ordinance No. 3.312 as an emergency ordinance, which ordinance is entitled “*A Bill for an Emergency Ordinance to Suspend All Applications for Any Land Use Approval or Building Permit for the Development or Construction of Mini-Warehouses, Outdoor Storage and Related Uses within the Corporate Limits of the Town of Parker Effective From March 24, 2015 Through April 6, 2016,*” (the “Emergency Ordinance”);

WHEREAS, on May 4, 2015, the Town Council adopted Ordinance No. 3.312.1, affirming the Emergency Ordinance;

WHEREAS, on December 14, 2015, the Town Council adopted Ordinance No. 3.312.2 extending the suspension period described in the Emergency Ordinance from March 24, 2015, to April 6, 2016;

WHEREAS, the Emergency Ordinance provides that it is one of the highest priorities of the Town Council that the Community Development Department study, plan and recommend land use legislation to implement a land use policy regarding mini-warehouses, outdoor storage and related storage uses;

WHEREAS, the Town’s Community Development Department completed the study and plan described in the Emergency Ordinance, planned and has made a recommendation, which is contained in a Memorandum dated January 27, 2016, and on file at Town Hall in the Office of the Town Clerk;

WHEREAS, the Parker 2035 Master Plan has established a goal to “*Encourage and support a high level of diverse, quality retail and services, with an emphasis on local businesses*”

that contribute to Parker's sales and property tax base so that needed infrastructure, physical amenities, services and the expansion of such services are provided." Mini-warehouses, outdoor storage and related uses do not support this Master Plan goal because they do not contribute sales tax, and existing mini-warehouse facilities only contributed approximately \$18,000 in property tax to the Town in 2014;

WHEREAS, the Parker 2035 Master Plan has established a goal to "Attract and retain a variety of employment opportunities for Parker resident." Mini-warehouses, outdoor storage and related uses do not support this Master Plan goal because they do not create substantial employment;

WHEREAS, existing Planned Development Districts allow mini-warehouses, outdoor storage and related storage uses on a total of 248 acres of land either by right or use by special review, most of which 248 acres are located in areas where the Parker 2035 Master Plan does not recommend these types of land uses;

WHEREAS, there are only 59.9 acres of undeveloped land in the Parker 2035 Master Plan Light Industrial Character Area, and mini-warehouses, outdoor storage and related storage uses are competing with uses that create employment and commerce that benefit the citizens of Parker for the use of this limited amount of land;

WHEREAS, there are 555,070 square feet of mini-warehouses existing and under construction within the Town's Urban Growth Area, which exceeds the national average of mini-warehouse space per resident within the Urban Growth Area, thereby meeting the local need for mini-warehouses;

WHEREAS, an additional 355,397 square feet of mini-warehouse is proposed within the Town's Urban Growth Boundary, but outside of the Town's municipal boundaries, proposed mini-warehouse development, along with other existing and proposed mini-warehouse located outside of the Town's Urban Growth Boundary, but within Town's trade area, exceed the national average of mini-warehouse space per resident for the Parker trade area, thereby meeting the trade area need; and

WHEREAS, the Town of Parker does not desire to fulfill the regional demand for mini-warehouses, outdoor storage and related storage uses and there is capacity within the Parker trade area and within a 5-mile radius of the Town of Parker to fulfill any excess regional demand.

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

**Section 1.** Section 13.02.010, Definitions, of the Parker Municipal Code is hereby amended by the addition thereto of the following definitions:

**13.02.010 Definitions.**

*Self storage* means a building, series of buildings, structure, or an outdoor area in which storage spaces (such as rooms, lockers, containers, and/or outdoor

space), also known as "storage units," are used by consumers/tenants for short- or long-term storage of personal property. Consumers/tenants retain "care, custody and control" of their personal property. Self storage may also be referred to as mini storage and mini warehouse.

*Self storage, outdoor*, means an outdoor area in which storage spaces are used by consumers/tenants for short- and long-term storage of personal property. Consumers/tenants retain "care, custody and control" of their personal property. Outdoor storage includes, but is not limited to, camper/RV storage, as well as landscape storage and contractor storage where such storage is not accessory to a contractor's office. (See *self storage*.)

*Storage* means the holding or stockpiling of material or products in a bulk form or in bulk containers either within a building or outside, where the use is ancillary and integral to the operations of a primary use permitted within the zone district. Storage is not permitted as a primary land use within the Town of Parker.

*Warehousing* means the holding or stockpiling of material or products in a bulk form or in bulk containers where the use is ancillary and integral to the operations of a primary use permitted within the zone district. Warehousing is not permitted as a primary land use within the Town of Parker (see Storage).

**Section 2.** Subsection 13.04.100(c), B-Business District, Paragraph (12), of the Parker Municipal Code is hereby amended to read as follows:

**13.04.100 B-Business District**

\* \* \*

(c) Uses permitted by right.

\* \* \*

(12) Accessory buildings and uses as described in Section 13.04.170.

**Section 3.** Subsection 13.04.120(d), C-Commercial, Paragraph (7), of the Parker Municipal Code is hereby repealed and Paragraphs (8) through (14) are renumbered accordingly.

**Section 4.** Subsection 13.04.130(a), LI-Light Industrial, of the Parker Municipal Code is hereby amended to read as follows:

**13.04.130 LI-Light Industrial**

(a) Intent. The district is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar character that create employment and economic output within the Town that contribute to Parker's sales and property tax base. The Light Industrial character

area will include opportunities for research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this district will be low impact in nature and not create or cause fumes, odor, noise, vibration or other impacts which are detrimental to abutting properties or land uses.

**Section 5.** Subsection 13.04.130(c), LI-Light Industrial, Paragraphs (8) and (17), of the Parker Municipal Code are hereby amended to read as follows:

**13.04.130 LI-Light Industrial**

\* \* \*

(c) Uses permitted by right.

\* \* \*

(8) Contractor's offices with accessory equipment and trailer storage as described in Section 13.04.170, Accessory Uses.

\* \* \*

(17) Underground electrical transmission and distribution lines, telegraph and telephone lines, telephone exchanges, electric substations and gas regulator stations, inclusive of public offices and repair and accessory storage facilities.

**Section 6.** Subsection 13.04.130(c), LI-Light Industrial, Paragraph (21), of the Parker Municipal Code is hereby repealed.

**Section 7.** Subsection 13.04.130(e), LI-Light Industrial, Paragraph (5), of the Parker Municipal Code is hereby repealed.

**Section 8.** Section 13.04.140, GI-General Industrial, of the Parker Municipal Code is hereby repealed.

**Section 9.** Subsection 13.04.160(c), PF-Public Facilities District, Paragraph (1), of the Parker Municipal Code is hereby amended to read as follows:

**13.04.160 PF-Public Facilities District**

\* \* \*

(c) Uses permitted by right.

\* \* \*

(8) Accessory buildings and uses as described in Section 13.04.170.

**Section 10.** Subsection 13.04.160(d), PF-Public Facilities District, Paragraphs (3) and (5), of the Parker Municipal Code are hereby repealed and Paragraphs (4) and (6) are renumbered accordingly.

**Section 11.** Section 13.04.170, Accessory uses and buildings, of the Parker Municipal Code is hereby amended to read as follows:

**13.04.170 Accessory uses and buildings.**

(a) Accessory uses or buildings shall be those which:

(1) Are clearly incidental and subordinate to the use of the principal building or use of the land;

(2) Are customarily utilized in conjunction with the principal use of the land or the principal building;

(3) Are located on the same platted lot as the principal use of the land or the principal building.

(b) Inclusions. Accessory uses and buildings may include, but not be limited to the following:

(1) Off-street parking areas.

(2) Storage sheds; household use only.

(3) Private greenhouses.

(4) Private swimming pools.

(5) Private fallout shelters.

(c) Storage and warehousing. Storage and warehousing are permitted in the Town only where the use is accessory, ancillary, incidental, subordinate and integral to the operations of a primary nonresidential use permitted within a zone district. Storage and warehousing as an accessory use should generally occupy not more than twenty-five percent (25%) of the site or building(s) with the remaining seventy-five (75%) of the site or building being the primary use. Storage and warehousing are not permitted as a primary land use within the Town of Parker, as described in Section 13.04.300.

(d) All setbacks for accessory uses, except off-street parking areas, shall conform to the setbacks as outlined in the underlying zoning district.

**Section 12.** Chapter 13.04 of the Parker Municipal Code is hereby amended by the addition thereto of a new Section 13.04.300 to read as follows:

**13.04.300 Storage Uses Overlay District.**

(a) Intent. By adoption of this Section, the Town Council desires to specify as follows:

(1) Nothing in this Section shall be construed as permitting any new or expanded self storage, outdoor self storage, and warehousing within any zoning district of the Town or any areas of the Town zoned PD-Planned Development District after the effective date of this Section, except as provided by this Section.

(2) Nothing in this Section shall be construed as permitting any new or expanded storage, outdoor storage, and warehousing as primary uses within any zoning district of the Town or any areas of the Town zoned PD-Planned Development after the effective date of this Section, except as provided by this Section.

(3) Storage, self storage, outdoor self storage and warehouse uses that were in existence and were permitted prior to the effective date of this Section shall be allowed to continue as nonconforming situations to the extent provided by Section 13.04.230 of the Code.

(4) Any potential applicant that was qualified to submit an application as provided by Emergency Ordinance No. 3.312, Series of 2015, for a storage, self storage, outdoor self storage and warehouse use, submitted a complete application with the Town prior to April 6, 2016, and which application was approved by the Town as required by the Land Development Ordinance, shall be allowed to continue as nonconforming situations to the extent provided by Section 13.04.230 of the Code.

(5) This Section shall be subject to further review in the event that existing storage, self storage, outdoor self storage and warehouse uses located in the Town's trade area are no longer meeting the needs of the Town.

(b) Storage uses prohibited. All storage, self storage, outdoor self storage and warehousing uses are prohibited as a use by right or as a use by special review in all zoning districts established by this Title and in all areas zoned PD-Planned Development District, except as allowed as an accessory use to the extent provided by Section 13.04.170 of this Chapter.

(c) Residential. Storage in residential areas shall be limited to those items which are clearly incidental to residential functions and uses, and shall specifically exclude any commercial or industrial related storage of materials, equipment or vehicles.

(1) Outdoor storage shall not be permitted in the front yard of a residential dwelling.

(2) Outdoor storage of items commonly used inside a residential dwelling are not permitted.

(3) Storage of items defined as “junk” or “litter” under Section 6.01.020 of the Code are not permitted.

(d) Screening. All types of accessory commercial storage shall be screened in an aesthetic manner from public view and from the view of surrounding areas. This shall include the screening of materials and equipment used by the principal use. Screening shall meet the standards as described in Section 13.06.090 of the Code.

**Section 13.** Section 13.10.050, Storage, of the Parker Municipal Code is hereby repealed.

**Section 14.** 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 15.** 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 16.** This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mike Waid, Mayor

ATTEST:

\_\_\_\_\_  
Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mike Waid, Mayor

ATTEST:

\_\_\_\_\_  
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

---

James S. Maloney, Town Attorney



## SELF STORAGE ANALYSIS

**TO:** Mayor and Town Council  
**THROUGH:** G. Randolph Young, Town Administrator  
**FROM:** Bryce Matthews, AICP, Comprehensive Planning Manager  
**DATE:** January 27, 2016

---

On April 20, 2015, the Town approved emergency Ordinance No. 3.312 entitled:

*A Bill for an Emergency Ordinance to Suspend All Applications for Any Land Use Approval or Building Permit for the Development or Construction of Mini-Warehouses, Outdoor Storage and Related Uses within the Corporate Limits of the Town of Parker Effective From March 24, 2015 Through April 6, 2016*

The Emergency Ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

The Ordinance suspended new development and construction of mini-warehouses, outdoor storage and related uses through January 6, 2016. During this suspension, the Community Development Department was to study, plan and recommend land use legislation regarding future development and construction of these facilities in the Town. This memorandum is intended to provide the background and analysis desired through Ordinance 3.312.1 in order to allow Town Council to determine how they would like to proceed.

For the purposes of this memorandum, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances.

Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that this level of interest for this specific type of use will negatively impact the inventory of available real property to accommodate existing and future demand for those commercial and industrial uses and the direct economic and employment benefits that they provided to the Town. The Town Council stated a desire to address the impacts of self storage and other industrial uses to the Town, before approving any additional self storage uses.

The Real Estate Investment Handbook defines self storage as: a self-service operation for consumers/tenants to retain "care, custody and control" of their personal property at a secure off-site location or facility. Wikipedia defines self storage as: shorthand for "self-service storage", and also known as "mini storage" is an industry in which storage space (such as rooms, lockers, containers, and/or outdoor space), also known as "storage units" is rented to tenants, usually on a short-term basis (often month-to-month). Self-storage tenants include businesses and individuals.

The above-referenced Wikipedia definition goes on to describe the rented spaces as being secured by the tenant's own lock and key. Unlike in a warehouse, self-storage facility employees do not have casual access to the contents of the space and, thus, the facility is generally not liable for theft. A self-storage facility does not take possession or control of the contents of the space unless a lien is imposed for non-payment of rent, or if the unit is not locked the facility may lock the unit until the tenant provides his/her own lock.

Self storage may include additional services such as truck rental, United States Postal Service, private mailboxes, EBay, overnight shipping, sale of packing supplies and business centers. Self storage may occasionally include accessory uses such as outdoor parking for RV's, boats, other trailers and vehicles. Approximately 18.7% of self storage facilities offer this additional service.

### **Market**

The self storage industry has been one of the fastest-growing sectors of the United States (US) commercial real estate industry over the last 40 years. There are over 48,500 self storage facilities in the US as of year-end 2014 totaling roughly 2.5 billion square-feet of rentable self storage space.

According to the Self Storage Association, the following are the characteristics that are the advantage to self storage as a real estate investment:

1. Simplified building structures.
2. A short construction period enabling rapid initial rentals.
3. Low operating expenses and non-energy intensive.
4. Month to month leases, highly responsive.
5. Adjustable unit mix due to movable partitions.
6. Not labor or maintenance intensive.
7. High building rentability (near 100% for single story, 75% for multi-story).
8. Many tenancies, spreading vacancy risk factor.
9. Basic function resistant to economic shifts.
10. Cash flow oriented real estate investment.

There are a wide variety of self storage formats ranging from warehouse-like one-story facilities which are most common in Parker and the Denver suburbs to multi-story facilities typically seen in more urban areas such as Denver where land prices are higher. New concepts introduced during the recession include converting buildings such as vacant supermarkets and big box retail into storage facilities. Another approach not proposed in Parker yet is using movable module units (storage containers) which are usually stored in a large warehouse.

From a development perspective, self storage is viewed as a convenience service. Customers prefer to have their items stored near them. Because of this, traditional self storage is helped by visibility and proximity to their primary market of residential- land use. On the other hand, movable-module unit self storage facilities, which include pick-up and drop-off, are often located where land costs are less expensive. The Town's strong residential growth combined with the amount of vacant non-residentially zoned land as well as the inherent profitability of self storage have caused many developers to consider prime commercial locations for this marginal use in Parker.

The average (mean) size of a "primary" self storage facility in the US is approximately 56,900 square-feet. The average size of existing self storage facilities in Parker is 66,700 square feet. The most common new facility is located on a 2.5 to 5 acre site and will be about 60,000 - 80,000 net rentable square-feet, costs \$45-65 per square-foot to construct, not including land costs, and have break-even operating expenses in the 40-60 percent range (not including debt service) of total stabilized income. The typical self storage facility design includes a management office and a resident manager's apartment within the site and a wide range of unit sizes - 5' x 5' to 10' x 30' or larger with the average unit size being about 100 square-feet (10x10). Construction techniques depend upon a number of variables. These variables include: the developer, the franchise, the climate, building code requirements, zoning requirements and surrounding structures/land uses.

The average revenue per square-foot varies from facility to facility; however, according to the Self Storage Association, the average rents nationally for Q2 2015: \$1.25 PSF for a non-climate controlled 10 x 10 unit and \$1.60 PSF for a climate controlled 10 x 10 unit. Occupancy rates for self storage facilities as of Q2 2015 were 90% (percentage of units rented per facility) up from 86.8% at year-end 2013.

Communities which absorb larger amounts of storage space are found in high-growth areas such as the Sun Belt and the West including Parker. The residents of these areas typically have more opportunity to be outdoors and to own more recreational equipment. The type of housing (e.g. basement, enclosed garages, large homes with closets or no-frills housing, military bases, condominiums and apartments, and the density of older housing which may not have adequate storage space) also has an impact on how much storage space the market will accommodate. The predominance of Homeowners' Association (HOA's) also has an impact on the demand for outdoor RV storage. Age of population, mobility rate, employment status and income are other important measures.

#### Self Storage User Demographics

- 68 percent of self storage renters live in a single-family detached dwelling and 27 percent live in a multi-family dwellings
- 65 percent of all self storage renters have a garage; 47 percent have an attic in their home; and 33% have a basement
- 47 percent of all self storage renters have an annual household income of less than \$50,000 per year; 63 percent have an annual household income of less than \$75,000 per year; and 37% have an annual household income of over \$75,000 per year

- More than 1.5 million self storage units nationwide (6 percent) are rented to military personnel
- Approximately 9.5 percent of all American households currently rent a self storage unit

Table 1 on the next page reflects the average square-footage of indoor self storage per household and resident broken down into categories. The national average was calculated by the Self Storage Association. Square-footage for self storage within the Town of Parker Urban Growth Boundary (UGB) is 400,252 s.f. based on the Douglas County Assessor records. There are three proposed facilities in Town exempted from Ordinance 3.312.1, of these three facilities, two have received approvals from the Town and have begun construction at the time of this report. The two exempted facilities under construction will create an additional 154,818 square-feet of self storage based on the Town approved plans. Town of Parker UGB population and household estimates for 2015 are 62,378 residents in 22,135 households and were calculated by the Town based on existing estimates. Population and household projections for the Town of Parker UGB for 2035 are 79,460 residents in 29,213 occupied households, also calculated by the Town.

*Table 1: Average Square-Footage of Self-Storage*

<b>Average S.F. of Self-Storage per Households and Residents</b>		
	Average S.F. per Household	Average S.F. per resident
United States	21	7.3
Town of Parker UGB*	18.1	6.4
Town of Parker with Exempted Facilities Under Review*	25.1	8.8
Town of Parker 2035 Population with Exempted Facilities Under Construction **	18.8	7.0
Parker Trade Area with Exempted Facilities Under Review***	12.8	4.4

\* Based on estimated 2015 UGB Population of 62,378 in 22,135 occupied households

\*\* Based on 2035 projections for UGB of 79,460 in 29,213 occupied households

\*\*\* Based on trade area assumption of 126,000 in 42,714 occupied households

### **Economic Impacts**

In the U.S., self storage facilities pay a total of more than \$3.25 billion in property taxes to local government jurisdictions nationally. In Parker, all of the self storage facilities combined pay \$695,000 in property taxes of which \$18,000+/- accrues to the Town because of the relatively low property mill levy collected by the Town. Below is a comparison of select properties developed with different land uses in the Town to compare property tax generation by land use. Actual tax rates vary; to create a more level comparison staff used 98.665 mills for all calculations.

*Table 2: Comparison of Sample Property Tax by Land Use*

	Acreage	Building Square Feet	Actual Value	Assessed Value	Approx. Property Tax	Approx. Tax per Acre
Self Storage	3.2	107,854	\$6,419,656	\$1,846,980	\$166,235	\$51,948
Outdoor RV Storage	19.7	0	\$546,101	\$158,370	\$15,623	\$793
Light Industrial	3.8	50,400	\$3,500,483	\$1,015,140	\$100,148	\$26,354
Retail	3.7	27,100	\$3,388,125	\$982,560	\$96,841	\$26,173
Office	2.8	33,721	\$5,058,150	\$1,466,870	\$144,714	\$51,683

*Source: Douglas County Assessor and Town*

According to the Self Storage Association, nationally self storage facilities employed more than 170,000 persons, or an average of 3.5 employees per facility. There are 6 self storage facilities in the Town of Parker’s UGB, assuming that self storage in Parker mirrors the national average, there are approximately 21 jobs that can be attributed to self storage in Town.

Table 3 below provides a high level review of the economic impacts of varying land uses on a per acre basis. Each land use is assigned a level of impact by job creation, sales tax generation and property tax generation

*Table 3: Economic Impact per Acre*

<u>Land Use</u>	<u>Employment</u>	<u>Sales Tax Generation</u>	<u>Property Taxes</u>	<u>Sales Tax Multiplier</u>
Outdoor RV Storage	None	None	Low	None
Self Storage	Low	None	Medium	Low
Industrial	Medium*	Low	Medium	Medium
Retail	Medium	High	Medium	Medium
Office	High*	Low	Medium/High	High
Residential (Single Family 3.5 d.u./ac.)	None	Low	Low/Medium	High
Residential (Multi Family 20 d.u./ac.)	Low	Low	Medium	High

*\*Typically higher paying jobs*

The following demand for services per acre table was developed in coordination with the Town's Public Works Department, the Police Department and Parker Water and Sanitation District.

*Table 4: Demand for Services per Acre*

<u>Land Use</u>	<u>Transportation</u>	<u>Water and Sewer</u>	<u>Police</u>
Outdoor RV Storage	Low	Low	Low
Self Storage	Low	Low/Medium	Low
Industrial	Low/Medium	Low/Medium/High	Low
Retail	High	High	High
Office	Medium	Medium	Medium
Residential (Single Family 3.5 d.u./ac.)	Low	Medium	Medium/High
Residential (Multi Family 20 d.u./ac.)	Medium	Medium/High	Medium/High

### **Existing Policies and Conditions**

#### Parker 2035 Master Plan

The Master Plan is a policy framework for decisions that affect the physical, social and economic environment of the Town. The Parker 2035 Master Plan represents goals and strategies to guide the Town over the next 20 years.

The Plan provides vision, direction and a defined future for the Town by establishing specific goals and strategies for land use; community appearance and design; housing and neighborhoods; jobs and economic vitality; transportation; public services and facilities; natural resource protection; open space and recreation; history, arts and culture; and regional coordination.

The Parker 2035 Master Plan reflects the Parker area residents' and business owners' values and dreams for the future of Parker, as well as sound planning principles.

The Parker 2035 Master Plan was recommended for approval by the Planning Commission on May 24, 2012 and approved by the Town Council on June 4, 2012 with the last update recommended by Planning Commission on October 22, 2015 and approved by Town Council on November 2, 2015.

Overall, the current Parker 2035 Master Plan supports self storage, referred to as mini- storage in the document, only in the Light Industrial Character Area which generally fronts on Dransfeldt Road and Twenty Mile Road between Longs Way and Parkglenn Way (see the General Land Use Plan map on page 8). *Chapter 7: Community Appearance and Design* of the Plan recommends an update of the Town's Commercial, Multifamily and Industrial design standards to give special attention to building massing, form and design so as to contribute to the overall character of the Town. Lastly, *Chapter 9: Jobs and Economic Vitality* supports the attraction of a variety of employment opportunities which would include manufacturing. Self storage competes for land with other businesses that create retail sales and greater employment. Chapter 9 continues on to seek a desire for a 'balance' of business types. It is incumbent upon the Town to determine what the right 'balance' is. Below are the specific excerpts from the Parker 2035

Master Plan that are discussed in this paragraph. Also Map 1 on page 8 depicts the Parker 2035 Master Plan General Land Use Plan which depicts the Character Areas described in Chapter 6: Land Use.

**Chapter 6: Land Use** limits ‘mini storage’ to the Light Industrial Character Area and described as follows:

**Light Industrial District Character Area**

*The Light Industrial District is intended to provide a location for a variety of work processes such as manufacturing, machine shops, warehouses, mini storage, commercial services and other uses of similar character. Additionally, large entertainment and recreational facilities may be located within this District because of the traditional large scale of buildings within Light Industrial areas.*

**Chapter 7: Community Appearance and Design** includes Goal 3 which states:

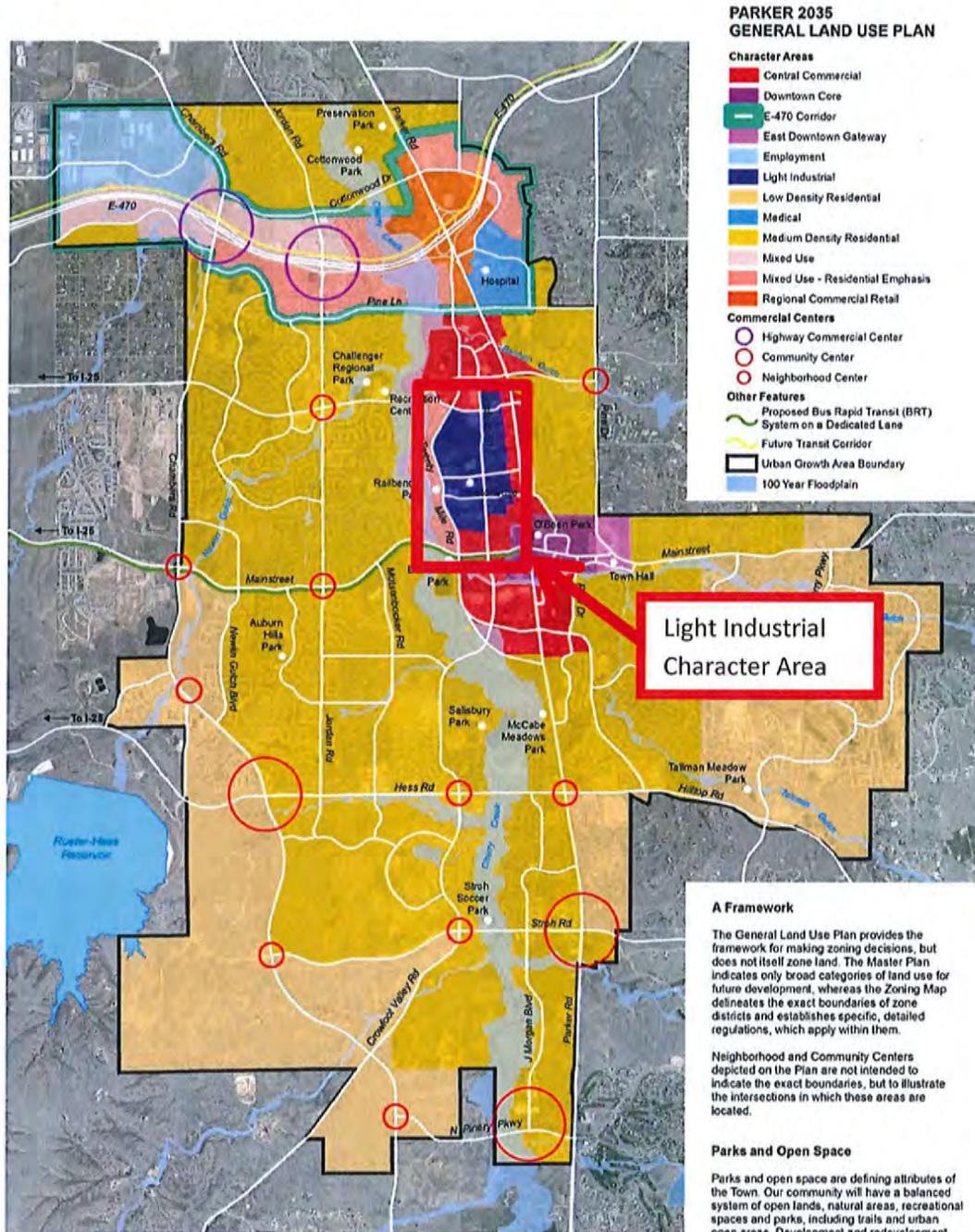
3. *Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.*
- 3.A. *Work with the residents, businesses and property owners within our community to update the commercial design standards to ensure development and redevelopment reflects the community’s desire to create a high quality built environment that differentiates us from surrounding communities. Use architecture, building design, public spaces and massing to create unique and attractive commercial destinations that are easily accessible by all modes of travel, especially walking and bicycling, therefore creating attractive, economically vibrant/sustainable places*

**Chapter 9: Jobs and Economic Vitality** includes Goal 1 and Strategy 2B which state:

1. *Attract and retain a variety of employment opportunities for Parker residents.*
- 1.A. *Work with supporting entities such as the Parker Chamber of Commerce and Southeast Business Partnership (SEBP) within the local and regional community to attract appropriate business and employment opportunities.*
- 2.B. *Balance Parker’s business and retail community so it includes a variety and diversity of business types as well as a variety of business scales and sizes.*

Map 1: Parker 2035 Master Plan General Land Use Plan

Figure 6B: GENERAL LAND USE PLAN  
 Source: Parker 2035 General Land Use Plan, June 2012



**A Framework**

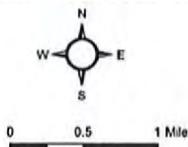
The General Land Use Plan provides the framework for making zoning decisions, but does not itself zone land. The Master Plan indicates only broad categories of land use for future development, whereas the Zoning Map delineates the exact boundaries of zone districts and establishes specific, detailed regulations, which apply within them.

Neighborhood and Community Centers depicted on the Plan are not intended to indicate the exact boundaries, but to illustrate the intersections in which these areas are located.

**Parks and Open Space**

Parks and open space are defining attributes of the Town. Our community will have a balanced system of open lands, natural areas, recreational spaces and parks, including trails and urban open areas. Development and redevelopment will be required to preserve lands for parks and open space. Guidance for preservation of these lands is provided in the 'Open Space, Trails and Greenways Master Plan' and 'From Values to Visions: A Strategic Action Plan for Parker's Parks and Recreation.'

Disclaimer: The property boundaries, files, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis, are required to verify this data.



### Available Light Industrial Properties

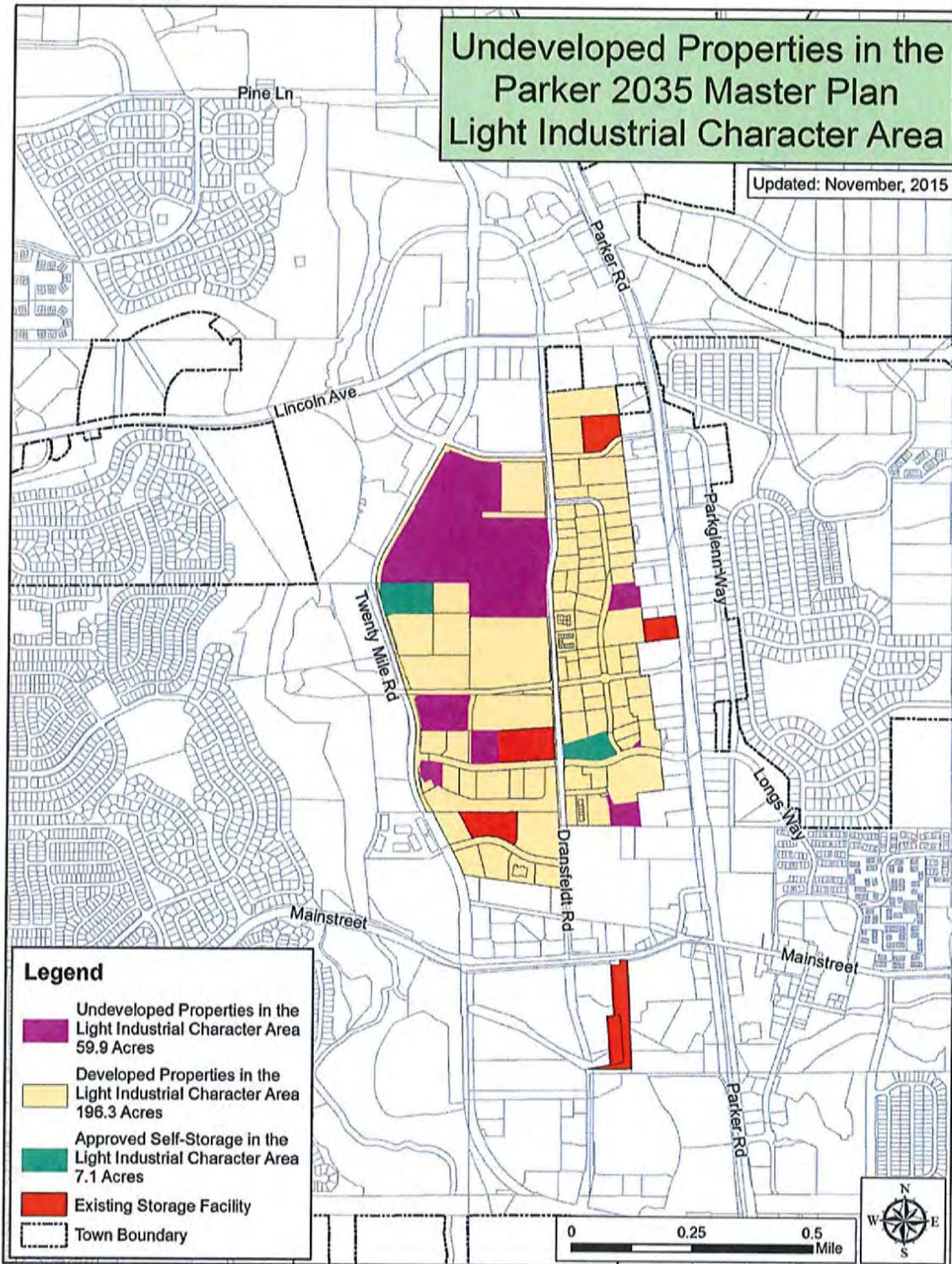
The current policy is to allow self storage uses in the Light Industrial Character Area as described in the Parker 2035 Master Plan. Town Council has stated a concern that self storage is competing with light industrial uses for the limited amount of land within the Light Industrial Character Area. It is a goal of the Town to attract and retain employment opportunities to the Town; many light industrial uses provide primary employment opportunities. Maps 2 (page 10) and 3 (page 11) visually illustrate the vacant land within the Light Industrial Character Area. Map 2 illustrates that there are 59.9 acres of vacant land within the Light Industrial Character Area. Map 3 illustrates that there are 25.1 acres of vacant land zoned for light industrial uses in the Light Industrial Character Area. If you apply a broad average of 20,000 s.f. of self storage per acre, the vacant acreage in the Light Industrial Character Area could accommodate about 1.2 million square-feet of self storage; vacant properties zoned Light Industrial (LI) within the Character Area resulting in about 500,000 s.f. of self storage. These development projections are well beyond the current demand for facilities in the Town of Parker. Outdoor storage is a much more land intensive use and could easily consume the remaining vacant acreage within the Light Industrial Character Area.

In order to serve the projected 2035 population of the Parker UGB (79,460 residents) at the current national average of 7.3 square-feet per resident, the Town would need an additional 30,000 s.f. of self storage on top of the existing and approved self storage. This would equate to one more facility on three-five acres.

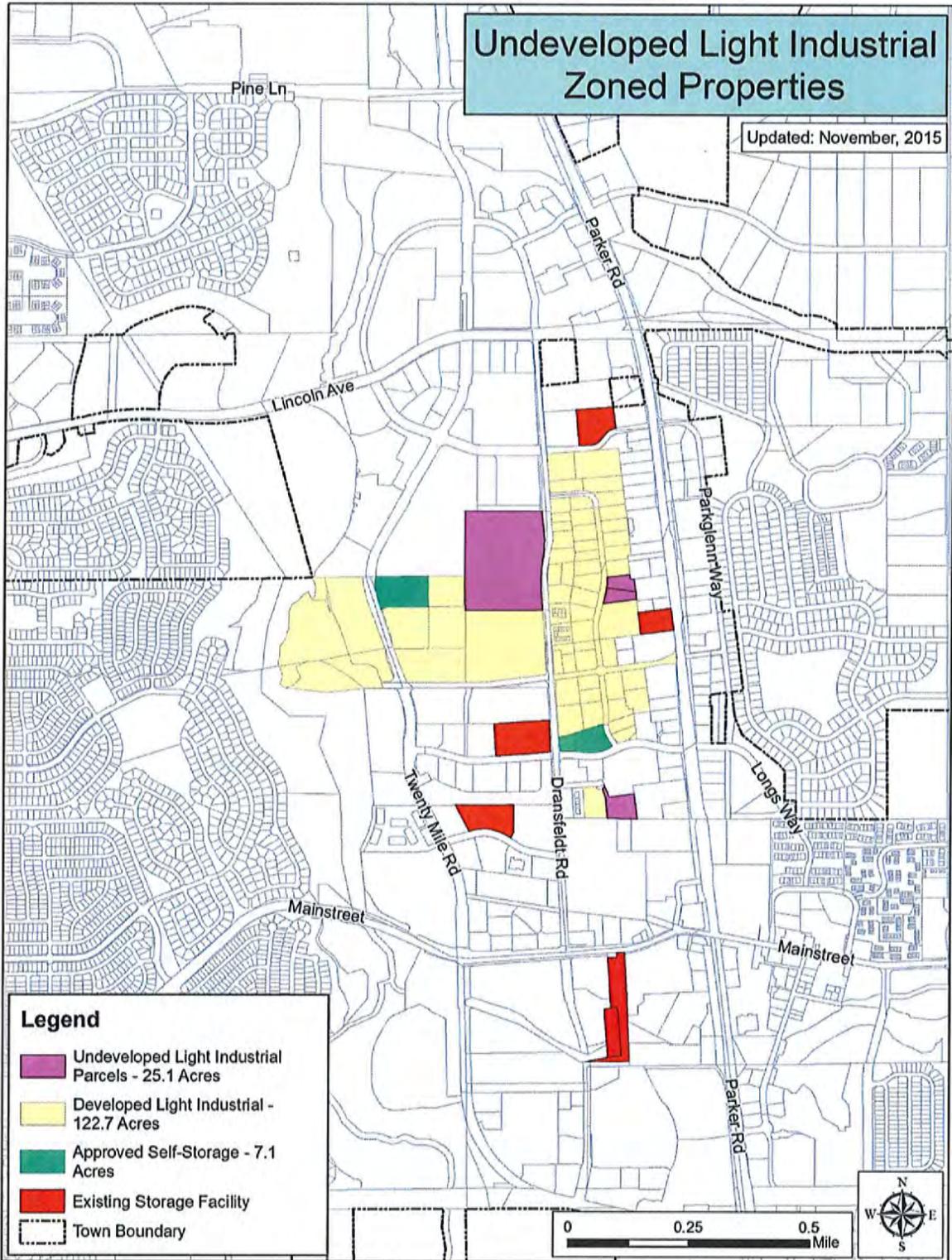
In order to serve the current trade area (126,000 residents) at the current national average of 7.3 square-feet per resident, the Town would need an additional 370,000 s.f. of self storage on top of the existing and approved self storage. This would equate to another five projects at an average of four acres each for approximately 20+ acres of land. Absorbing additional self-storage development at this greater scale would have substantial impacts to the future commercial and light industrial growth potential of the Town.

Staff does not have adequate data to determine the land demand for outdoor RV storage at this time but this is a land intensive form of development that yields few community or economic development benefits such as retail sales tax or primary employment. A single additional outdoor RV storage facility could have a significant impact on the developable property within the Light Industrial Character Area.

Map 2: Undeveloped Properties in Parker 2035 Master Plan Light Industrial Character Area



Map 3: Undeveloped Light Industrial Zoned Properties



### Existing Zoning

All properties in Town are zoned for certain uses. There are 15 existing Planned Development (PD) zones that allow self storage, many of these existing PD's do not meet the recommendations and intent of the Parker 2035 Master Plan. Table 6 below lists the existing PD's that allow self storage which potentially increases the amount of vacant land that is susceptible to this type of development. From a planning perspective, this increases the concern that a substantial portion of the Town's limited vacant land that is zoned for non-residential development may be developed for self storage as opposed to those uses which have community and economic development benefits. A map depicting the locations of where self storage is permitted can be found on page 16 of this document.

*Table 6: List of Planned Developments that Permit Self Storage*

<b>PD Name</b>	<b>Planning Area</b>	<b>Use by Special Review or Use by Right</b>	<b>Zoning Text</b>
Parker Auto Plaza	Commercial Uses	Use by Special Review	Self Storage Units
Yerkey		Use by Right	Mini-Warehouse
Valley Crest		Use by Right	Mini-Warehouse
Fairmark	Commercial	Use by Special Review	All uses permitted in the B-Business and C-Commercial including: mini-warehouse/public storage, with no storage of dangerous or flammable materials and selling of merchandise or services from any unit
Lincoln Meadows	Commercial	Use by Special Review	Mini-warehouse/public storage, subject to site plan approval with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit. Dead storage only.
Lincoln Meadows	Light Industrial	Use by Special Review	Mini-warehouse/public storage, subject to site plan approval with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit. Dead storage only.
Light Industrial Zoning		Use by Right	Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Dransfeldt Place		Use by Special Review	Mini-Storage warehouses, including recreational vehicle storage
Clarke Property	Mixed Commercial Industrial Areas	Use by Right	Storage and Warehousing Recreational vehicle storage

Progress Lane	Planning Area 1 & 2	Use by Right	Light Industrial Zoning as amended: Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Pine Bluffs	Commercial Use Area	Use by Special Review	Self Storage Units; and Recreational Vehicle Storage
Urwiller	Light Industrial	Use by Right	Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Cottonwood	Commercial	Use by Right	Recreational Vehicle Storage
Cottonwood	Mixed Commercial Industrial Areas	Use by Right	Recreational Vehicle Storage
ET Technologies		Use by Special Review	Storage and Warehousing

Following is a summary of the acreage of vacant land zoned for self storage or outdoor recreational vehicle storage in Town:

Vacant property zoned for self storage as a use by right – 81 Acres
Vacant property zoned for self storage as a use by special review – 144 acres
Vacant property zoned for outdoor RV storage – 23 acres
Total vacant property zoned for self storage and outdoor RV storage uses – 248 acres

Existing and Proposed Self Storage Facilities

There is currently 400,252 square-feet of existing self storage in the Town’s UGB in six different facilities. There are three facilities in the Town’s UGB that provide outdoor RV storage consisting of approximately 23 acres, 19.7 of the acres are in a single facility.

At the time of this document there are two self storage facilities within Town in the construction process consisting of 154,818 square-feet on a little over 7 acres; neither of these projects proposes outdoor RV storage. There are also three additional facilities under consideration by Douglas County within the Town's UGB, but outside the Town, totaling 355,397 square-feet. All of these projects are shown in Table 8 below. The construction of these additional projects alone will more than double the self storage in the Town's UGB. This increase in indoor self storage development will substantially surpass the national average for self storage per resident within Town based upon existing population and projected population growth.. There are currently 355,397 s.f. of additional self storage being reviewed by the County, but located within the Town's UGB (see page 15), this does not include existing self storage facilities and additional self storage proposals being considered by the County outside of the Town's UGB. The additional self storage applications being considered by the County nearly meet the need (at the national average) for the Town's trade area. With the additional existing (62,921 s.f. Extra Storage at 13100 Lincoln Avenue and 11,050 s.f. Franktown self storage at 7561 E. Inga Way) and proposed facilities (90,000 s.f. Sierra Ridge Exemption Parcel 1) within the trade area and outside the UGB are included, the trade area demand is met at a level greater than the national average.

There are 17 self storage facilities and 8 RV storage facilities within a five mile radius of the Town's urban growth boundary as shown in Map 5 on page 17.

Table 7: Existing Facilities within the Town's Urban Growth Boundary

Account No.	Owner	Street Address	Actual Value	Assessed Value	Acreage	# of Buildings	S.F.	Year Built	Outdoor Storage
R0346011	STORQUEST PARKER LLC	16980 COTTONWOOD DR, PARKER, CO 80134	\$5,138,904	\$1,465,280	5.0	11	87,652	2004	N
R0463939	SHURGARD-TRC SELF STORAGE DEVELOPMENT LLC	9827 MANGANO LN, PARKER, CO 80134	\$5,005,643	\$1,451,640	3.0	5	82,592	2006	N
R0467165	PARKGLENN SELF STORAGE LLC	10144 PARKGLENN WAY, PARKER, CO 80134	\$6,419,656	\$1,846,980	3.3	7	107,854	2008	N
R0112926	PARKER MINI STORAGE LLC	11411 N STATE HIGHWAY 83, PARKER, CO 80134	\$1,084,108	\$314,390	2.0	10	21,312	1975	Y
R0361997	HOGAN FAMILY LIMITED PARTNERSHIP	19002 E MAINSTREET, PARKER, CO 80134	\$2,145,480	\$607,460	3.9	13	45,192	1986	Y
R0414402	18455 PONY EXPRESS SP LLC	18455 PONY EXPRESS DR, PARKER, CO 80134	\$3,660,311	\$1,061,490	3.7	11	55,650	1999	N
R0440067	OUTDOOR STORAGE II LLC	9575 MOTSENBOCKER RD, PARKER, CO 80134	\$703,701	\$204,080	19.7	0	0	N/A	Y

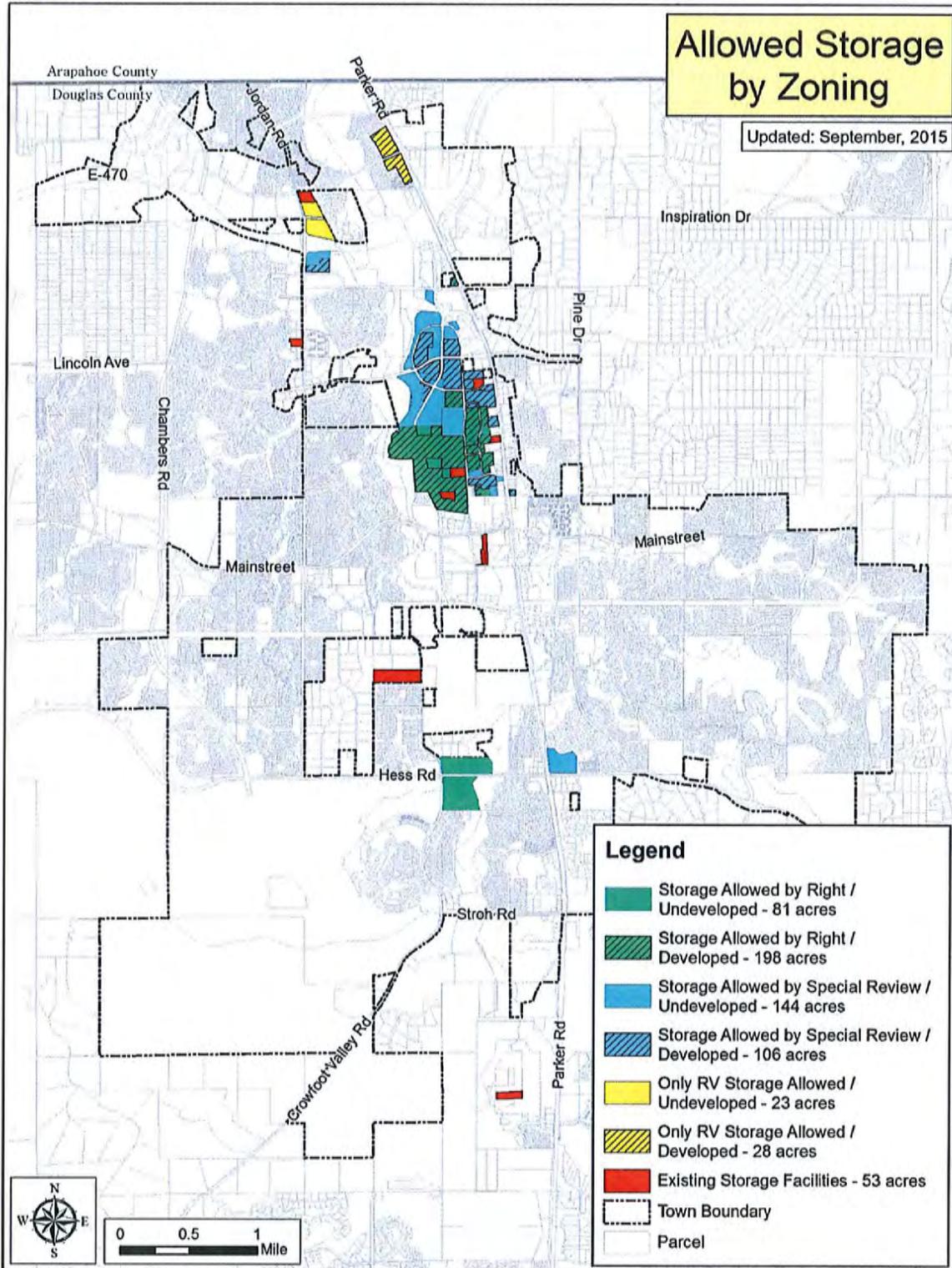
Source: Douglas County Assessor

Table 8: Proposed Facilities in the Town of Parker Urban Growth Boundary

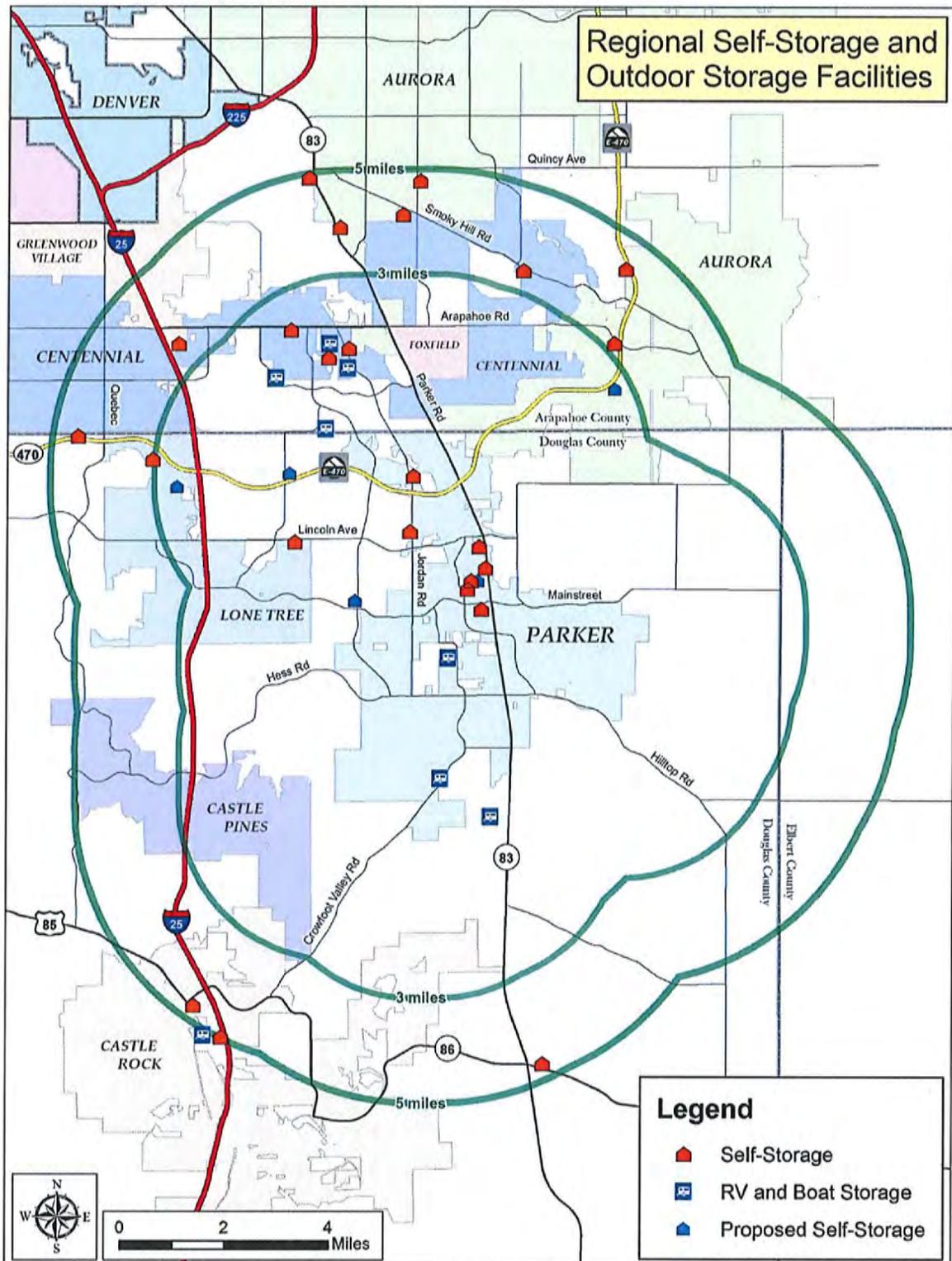
Owner	Street Address	Acreage	# of Buildings	S.F.	Outdoor Storage
MINI U STORAGE	18901 LONGS WAY, PARKER, CO 80134	2.79	3	91,700	N
POLO BUSINESS PARK	18275 APACHE DRIVE, PARKER, CO 80134	4.15	12	63,120	N
E-470/COMPARK SELF STORAGE	13784 COMPARK BLVD., PARKER, CO 80134	7.1	6	88,134	Y
NNP II STONEGATE LLC	NORTHGATE DRIVE AND JORDAN ROAD, PARKER, CO 80134	1.86	1	165,535	N
NNP II STONEGATE LLC	AVENTERRA AVENUE AND JORDAN ROAD PARKER, CO 80134	3.2	1	101,728	N

Source: Town of Parker and Douglas County

Map 4: Planned Developments Allowing for Self Storage



Map 5: Regional Self Storage/Outdoor Storage Facilities within 5 Mile Radius



Surrounding Jurisdictions Policies

Following is a brief overview of surrounding jurisdictions approaches to self storage. Jurisdictions responses are broken into three primary responses: master plan, zoning and design standards.

Table 9: Surround Jurisdiction Policy

<u>Jurisdiction</u>	<u>Master Plan</u>	<u>Zoning</u>	<u>Design Standards</u>	<u>Other Notes</u>
Parker	Recommended in the Light Industrial Character Area only	<ul style="list-style-type: none"> <li>• Permitted in Light Industrial (LI)</li> <li>• Permitted in some Planned Development zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards specific to self storage, but are subject to light industrial design standards as described in the Commercial, Multifamily and Industrial Design Standards document.</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	
Douglas County	Not addressed specifically	<ul style="list-style-type: none"> <li>• Permitted in light industrial and heavy commercial areas</li> <li>• Permitted in some Planned Development zone districts</li> <li>• Recommend outdoor RV storage in light industrial locations with no water and sanitation service</li> <li>• When considering a rezoning, consider providing an adequate transition and compatibility with surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards specific to self storage</li> <li>• Subject to HOA requirements</li> <li>• Consider surrounding uses</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	Many larger developments have architectural review committees such as Highlands Ranch Architectural Review Committee
Castle Rock	Not addressed specifically	<ul style="list-style-type: none"> <li>• Permitted in light industrial and heavy commercial areas</li> <li>• Permitted in some Planned Development zone districts</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards specific to self storage</li> <li>• During approval of Planned Developments, the Town has the ability to include additional design standard requirements</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	Castle Rock is in the process of updating their Master Plan and is currently seeing pressure for POD and shipping containers as self storage
Castle Pines	Not addressed specifically	<ul style="list-style-type: none"> <li>• There is currently no zoning in Castle Pines that allows for self storage</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards specific to self storage</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	
Lone Tree	Not addressed specifically	<ul style="list-style-type: none"> <li>• Permitted in some Planned Development zone districts</li> <li>• Rezoning: considered a heavier commercial use and a low impact transitional use between residential and office.</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards specific to self storage, but are subject to Lone Tree design standards</li> </ul>	
Aurora	Not addressed specifically	<ul style="list-style-type: none"> <li>• Permitted in light industrial areas</li> <li>• Permitted as 'Conditional Use' in heavy commercial areas</li> <li>• Permitted in some Planned Development zone districts</li> <li>• Rezoning: consider compatibility with surrounding uses and other potential uses for the site; do not support self storage at retail corners.</li> <li>• City encourages location of CMRS on self storage facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards for self storage except in the E-470 Corridor</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	Aurora is currently in the process of rewriting their zoning code; self storage has not been addressed yet. According to staff, there is not much property zoned in South Aurora for self storage.
Arapahoe County	Not addressed specifically	<ul style="list-style-type: none"> <li>• Permitted in light industrial and heavy commercial areas</li> <li>• Permitted in some Planned Development (PD) zone districts including the Dove Valley PD</li> </ul>	<ul style="list-style-type: none"> <li>• Do not have architectural design standards specific to self storage</li> <li>• Outdoor storage subject to landscape and screening requirements</li> <li>• Dove Valley PD has specific design standards for self storage</li> </ul>	

Centennial	Not addressed specifically	<p>Permitted in light industrial subject to the following conditions:</p> <p><u>General Spacing Standards.</u></p> <ul style="list-style-type: none"> <li>• From certain arterials: 300 feet</li> <li>• From certain arterial intersections: 500 feet</li> <li>• From other self-storage units: 1,000 feet</li> <li>• From residential uses: 300 feet</li> </ul> <p><u>Maximum Parcel Size.</u> Not to exceed 5 acres in area</p> <p><u>Operational Requirements.</u></p> <ul style="list-style-type: none"> <li>• No self storage facility may be refrigerated</li> <li>• No electrical outlets in the unit</li> <li>• The self-storage facility shall have a security system</li> <li>• Shall not be used for conducting or operating a business</li> <li>• No outdoor storage is permitted on the site of the self-storage facility</li> </ul>	<p><u>Design Standards</u> – including but not limited to:</p> <ul style="list-style-type: none"> <li>• Shall be harmonious with the character of the surrounding neighborhood and shall integrate neutral colors and tones as the predominate color palate.</li> <li>• Flat roofs are prohibited.</li> <li>• At least 60 percent of the exterior façade of a self-storage facility shall consist of masonry.</li> <li>• Building elements shall not function as signage.</li> <li>• The use of intense, reflective, fluorescent, or metallic colors on storage unit doors, fencing, roofing, or walls is prohibited.</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	Centennial recently updated their zoning ordinance and rezoned many properties to straight Euclidean zoning
------------	----------------------------	---	---	---

In general, surrounding communities do not specifically address self storage in their master plans and view self storage as a heavy commercial or light industrial use during the development review process. All jurisdictions, with the exception of Centennial and Castle Pines, have existing PD zoning that allows for self storage that are potentially in areas that they would not support this use today. Without direction from the Master Plan and limited design requirements, most communities focus on compatibility and design when considering rezoning a property to allow self storage. Typically communities are much more restrictive when considering a rezoning to allow for outdoor storage.

Centennial recently updated their code to specifically address self storage as a land use. Highlights of their code are included in Table 9 on page 18.

There are five areas in the southeastern metropolitan area that have the potential for a concentration of self storage due to existing land uses and/or policies. These areas provide regional opportunity for self storage and outdoor storage including for Parker residents. They are shown generally on Map 6 on page 20. The locations are:

Parker Light Industrial Area – This location is currently recommended by the Parker 2035 Master Plan as a location that would allow for self storage uses.

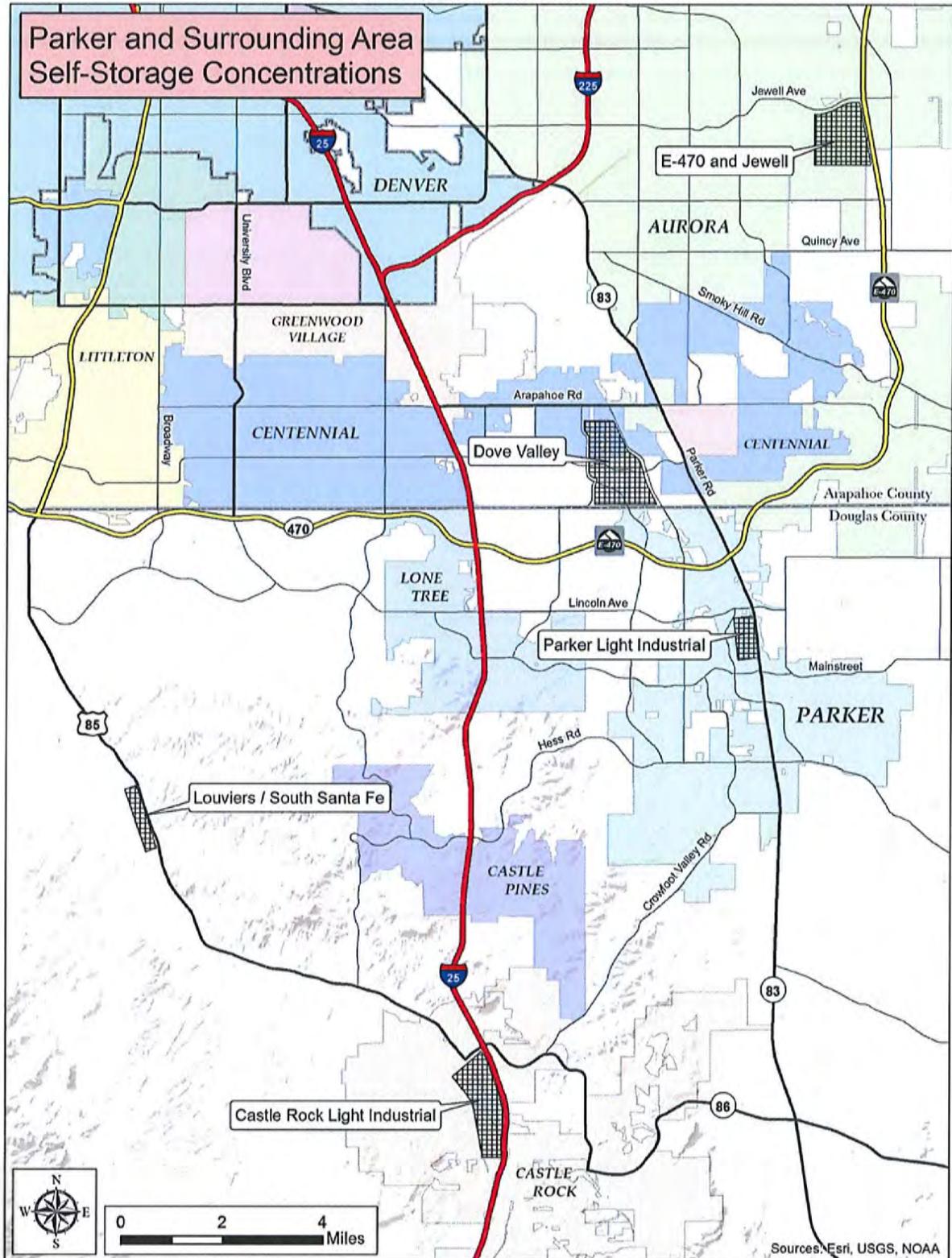
Castle Rock Light Industrial Area - Though not specifically mentioned in a Castle Rock documents, there is a current density of existing self storage facilities in this area.

Southeast corner of Jewell Avenue and E-470 – This location is at the end of the Buckley Air Force Base landing strip and has limited other appropriate uses.

Dove Valley – This location has a number of restrictions, but due to the industrial uses and proximity to the Centennial Airport landing strip allows for self storage in specific areas and subject to specific criteria.

Louviers/South Santa Fe (U.S. 85) – This light industrial area in Douglas County has a significant amount of outdoor RV storage. Douglas County has been generally supportive of this use because of land use compatibility and a lack of public water and sanitation.

Map 6: Parker and Surround Area Self-Storage Concentrations



## Summary of Conclusions

---

The following is a summary list of conclusions from staff research on self storage land use conditions and policy:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy and zoning.
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy and zoning which seeks to preserve sites for commercial and light industrial uses that provide community and economic development benefits.
- Self storage is a low risk, high return investment which has created a high demand to develop these facilities, particularly in areas of substantial residential growth like Parker. The concern with this use (and outdoor storage) is exacerbated by the low barriers to entry, limited development costs and high returns which results in the uses becoming permanent as opposed to interim/transitional developments.
- When the analysis is confined to the Parker UGB and includes self storage under construction, the Town has above the national average of 7.3 square-feet of self storage per household.
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average.
- With projected growth and surrounding households, the Parker area may be underserved by 2035 unless there is additional self storage development proximate to Town. A threshold issue is whether Parker should meet the need for this marginal use within its boundaries or focus on the regional opportunity for self storage outside Town boundaries.
- Self Storage as a land use generally:
  - Generates little to no sales tax revenue
  - Generates few jobs compared to retail, office or light industrial uses
  - Pays as much or more per acre in property taxes compared to other land uses
  - Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
  - Creates a 'dead zone' for activity because of the passive nature of the use
- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the self storage industry may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- Self storage and outdoor storage often have a light industrial or warehouse character including architectural design that conflicts with the Town's design standards. The appearance of new development affects perceptions of the Town, impacts branding/marketing and is an issue of concern to residents

- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage
- Parker is unique in the fact that the current Master Plan provides direction regarding the location of self storage
- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County

### **Regulatory Options**

---

Table 10 articulates a variety of regulatory options including Master Plan amendments, zoning amendments, changes to the Town's design standards and a fee option. With each of these tools there is a range of options from no change to being more permissive to being less permissive. Implementation of policy will most likely require changes to more than one tool and will require further refinement to ensure that the land use policy and zoning amendments support the policy outcome that the Town Council desires.

Table 10: Regulatory Options

<b>Tool</b>	<b>Change</b>	<b>Policy</b>	<b>Pros</b>	<b>Cons</b>	<b>Outcome</b>
Master Plan	More restrictive	Do not recommend allowing self storage and/or RV storage in any Character Area	<ul style="list-style-type: none"> <li>• Preserves land for employment, commercial, residential and institutional usesProvides clear direction for self storage developers</li> <li>• Views self storage land use from a regional perspective</li> </ul>	<ul style="list-style-type: none"> <li>• Singles out a land use that is not recommended to be permitted in the Town thereby limiting our status as a ‘full service’ community</li> <li>• Increases demand for self storage on our periphery</li> <li>• Does not address existing zoning</li> </ul>	No new zoning will allow self storage in the Town
	No change	No Change: Continue to recommend self storage in Light Industrial Character Area	<ul style="list-style-type: none"> <li>• Does not require a policy change</li> <li>• Reaffirms the current policy</li> </ul>	<ul style="list-style-type: none"> <li>• Does not affirmatively change our policy</li> </ul>	No change
	Less restrictive	Expand Character Areas where self storage is permitted	<ul style="list-style-type: none"> <li>• Provides more opportunities for this type of land use</li> <li>• May continue the Town’s policy to be a ‘full service’ community</li> <li>• Releases the land use pressure in the Light Industrial Area and allows for a greater distribution of self storage throughout the community</li> </ul>	<ul style="list-style-type: none"> <li>• Further expands opportunities for self storage to compete against land for employment, commercial, residential and institutional usesAllows for a greater distribution of self storage throughout the community</li> </ul>	Allows for the rezoning and eventually the construction of additional self storage with a wide distribution throughout the community
Zoning	No change	No Change: do not change existing zoning or PD’s	<ul style="list-style-type: none"> <li>• Easy</li> </ul>	<ul style="list-style-type: none"> <li>• Does not resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1</li> </ul>	No change
	More restrictive	Amend zoning and existing PD’s or establish an overlay district to not permit self storage in Town	<ul style="list-style-type: none"> <li>• Preserves land for employment, commercial, residential and institutional uses</li> <li>• Provides clear direction for self storage developers</li> <li>• Views self storage land use from a regional perspective</li> </ul>	<ul style="list-style-type: none"> <li>• May not have property owner support</li> </ul>	No new self storage would be developed in Town
	More restrictive	Amend zoning and existing PD’s or establish an overlay district to not permit self storage outside of the Light Industrial Character Area and allowing it only as a use by special review within the Light Industrial Character Area	<ul style="list-style-type: none"> <li>• Reinforces recommendations of Master Plan</li> <li>• Creates a clear delineation of where self storage may develop in the future</li> <li>• Preserves existing commercial, residential and potential employment areas outside of the Light Industrial Character Area</li> </ul>	<ul style="list-style-type: none"> <li>• May not have property owner support</li> <li>• Does not resolve the concern of self storage competing with light industrial land that could be used for employment</li> </ul>	New self storage only permitted in the Light Industrial Character Area and would be subject to an additional level of review (use by special review)
	More restrictive	Create additional zoning standards through an overlay district that address items such as but not limited to: <ul style="list-style-type: none"> <li>• Distance from arterial roads</li> <li>• Distance from arterial intersections</li> <li>• Distance from specific other facilities and other land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Relatively easy to implement</li> <li>• Does not change existing zoning, though it may impact the ability to develop self storage on certain parcels</li> <li>• Reduces over concentration of self storage in a single area</li> <li>• Preserves important commercial land</li> <li>• Locates self storage away from highly visible location – arterial roads</li> </ul>	<ul style="list-style-type: none"> <li>• Does not specifically address competition for light industrial uses that provide employment</li> <li>• Will be more difficult for developers and the Town to determine whether the use is permitted on a specific site.</li> </ul>	Limits locations of new self storage facilities away from prime intersections, arterial roads, other facilities and incompatible uses.

	More restrictive	Establish an overlay district or amend the code to specifically not permit outdoor RV storage	<ul style="list-style-type: none"> <li>• Relatively easy to implement</li> <li>• Does not change existing zoning</li> <li>• Preserves some commercial and industrial land</li> <li>• Zones out the most visible and least efficient use of land under the self storage umbrella</li> </ul>	<ul style="list-style-type: none"> <li>• Does not fully resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1</li> </ul>	No new outdoor RV storage would be permitted.
Design Standards	No change	No Change: Continue to review self storage against the existing industrial design standards in the Commercial, Industrial and Multifamily Design Standards	<ul style="list-style-type: none"> <li>• No action required</li> </ul>	<ul style="list-style-type: none"> <li>• No Change</li> </ul>	No change
	More restrictive	Amend the Commercial, Industrial and Multifamily Design Standards to create specific enhanced design standards for self storage	<ul style="list-style-type: none"> <li>• Ensures that new self storage facilities meet our residents desires for high quality design and aesthetics</li> </ul>	<ul style="list-style-type: none"> <li>• Does not resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1</li> </ul>	New self storage facilities will have a better appearance
Charges/Fees	No change	No change	<ul style="list-style-type: none"> <li>• No change</li> </ul>	<ul style="list-style-type: none"> <li>• No change</li> </ul>	No change
	More restrictive	Implement a storage charge or fee	<ul style="list-style-type: none"> <li>• Potential reimbursement for lost revenue</li> <li>• Could help fund employment initiatives</li> </ul>	<ul style="list-style-type: none"> <li>• Does not solve the underlying land use issue</li> <li>• May require an ordinance amendment, vote or only be applicable in conjunction with annexation.</li> </ul>	Creates a funding source to address impacts of self storage including loss of economic development benefits

## **Recommendation**

---

It is recommended:

- Self storage should be viewed as a regional service because the Town currently has over the national average of self storage per capita
- Additional self storage land uses should not be permitted in the Town; therefore the Town should commence an amendment to the Parker 2035 Master Plan and Title 13 of the Land Development Code to not allow for the development or construction of mini-warehouses, outdoor storage and related uses, referred to as self storage in this report, within the municipal limits of the Town of Parker for the following reasons:
  - It is in the best interest of the Town to reserve of light industrial land for light industrial uses
  - It is in the best interest of the Town to preserve commercial and retail properties as described in the Parker 2035 Master Plan which currently allow for self storage through outdated Planned Development (PD) zoning
  - It is in the best interest of the Town to maintain a diversity of land uses and economic opportunity
  - The Parker 2035 Master Plan establishes a goal to preserve and expand employment opportunities
  - The Town currently has adequate self storage existing and under construction to meet the community need (above the national average per capita) through approximately 2030 based on current projections

### Sources:

Town of Parker

Douglas County Assessor

Self Storage Association: *An Introduction to Self Storage*

Self Storage Association: *2015-16 SELF STORAGE INDUSTRY FACT SHEET (as of 07/01/2015)*



**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Bryce Matthews, Comprehensive Planning Manager *BM*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** February 11, 2016

**Regarding:** Public Hearing: Town of Parker 2035 Master Plan Update

**Section I.  
Subject & Proposal:**

**Applicant:** Town of Parker

**Proposal:** This update to the Parker 2035 Master Plan consists of amendments to *Chapter 6: Land Use* and *Figure 6B: Parker General Land Use Plan*. The text amendments change the Light Industrial Character Area and add a new Strategy regarding storage. The amendment to *Figure 6B: Parker General Land Use Plan* changes four parcels on the southeast corner of Parker Road and Lincoln Avenue from the Medium Density Residential character area to Central Commercial character area.

**Section II.  
Background:**

**History:** The Parker 2035 Master Plan was recommended for approval by the Planning Commission on May 24, 2012 and approved by the Town Council on June 4, 2012 and last updated by Town Council on November 2, 2015.

**Section III.  
Analysis:**

Chapter 6: Land Use Amendment Regarding Storage  
On April 20, 2015, the Town approved emergency Ordinance No. 3.312 entitled:

*A Bill for an Emergency Ordinance to Suspend All Applications for Any Land Use Approval or Building Permit for the Development or Construction of Mini-Warehouses, Outdoor Storage and Related Uses within the Corporate Limits of the Town of Parker Effective From March 24, 2015 Through April 6, 2016*

The emergency ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

The Ordinance suspended new development and construction of mini-warehouses, outdoor storage and related uses through January 6, 2016. Ordinance No. 3.312.2 extended the suspension to April 6, 2016. During this suspension, the Community Development Department was to study, plan and recommend land use legislation regarding future development and construction of these facilities in the Town. For the purposes of this staff report, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances.

Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that this level of interest for this specific type of use will negatively impact the inventory of available real property to accommodate existing and future demand for those commercial and industrial uses and the direct economic and employment benefits that they provided to the Town.

Attached to this document is the final Community Development report as required in the ordinance. The report concluded the following:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy.
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy which seeks to preserve sites for commercial and light industrial uses that provide community and economic development benefits.
- When the analysis is confined to the Parker Urban Growth Boundary (UGB) and includes self storage under construction, the Town has above the national average of 7.3 square-feet of self storage per household.
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average.
- With projected growth and surrounding households, the Parker area may be underserved by 2035 unless there is additional self storage development proximate to Town. A threshold issue is whether Parker should meet the regional need for this use within its boundaries or focus on the regional opportunity for self storage outside Town boundaries.
- Self Storage as a land use generally:
  - Generates little to no sales tax revenue
  - Generates few jobs compared to retail, office or light industrial uses
  - Pays as much or more per acre in property taxes compared to other land uses

- Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
- Creates a ‘dead zone’ for activity because of the passive nature of the use
- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the self storage industry may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage
- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County

The proposed text changes to the *Chapter 6: Land Use* are intended to provide clarification regarding the desired land uses and character in the Light Industrial character area, including specifically removing ‘...warehouses, mini storage...’ from the text. Additionally the text is proposed to include an additional strategy as follows:

*1.K. In order to preserve the inventory of commercial and light industrial properties within the Town, amend the Land Development Ordinance to not permit self storage, mini-warehouses, outdoor storage and related storage uses within the Town including in existing Planned Development zone districts.*

#### General Land Use Plan Change to Southeast Corner of Parker Road and Lincoln Avenue

The southeast corner of Parker Road and Lincoln Avenue is currently subject to a rezoning and annexation request. Currently, the General Land Use Plan identifies the area subject to this request as Medium Density Residential which recommends up to 3.5 dwelling units per acre and:

*‘...Pedestrian oriented small (less than 10,000 s.f. of building area per neighborhood) commercial uses may be appropriate where uses are focused on serving the immediate area. Such uses should not include gas, storage or drive through uses or repurposing of a residential home. Typical uses within neighborhoods include small retail, restaurants and personal service businesses. Uses and architecture should focus on compatibility with the surrounding residential area. These small commercial uses will be contemplated during the development review process as a part of a master-planned community.’*

The proposal would change the four parcels subject to the annexation and zoning request to the Central Commercial character area to align with recommendations for the other three corners of the intersection of Parker Road and Lincoln Avenue. The Central Commercial area is described as:

*'The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.'*

If amended, the Master Plan, as it relates to the site, would expand the contemplated types of commercial uses including allowing drive throughs and increase the commercial building area above the Medium Density Residential maximum of 10,000 square feet. Final uses and site design are subject to rezoning approval and compliance with the Land Development Ordinance.

**Section IV.  
Referral Agency Comments:**

Below are the condensed versions of referral responses received from affected agencies:

**Aurora Long Range Planning:**

No comment

**Economic Development:**

No comment

**Castle Pines Long Range Planning**

No comment

**Lone Tree Long Range Planning:**

No comment

**Centennial Long Range Planning**

No comment

**Town of Parker Parks and Recreation  
Department:**

No comment

**Douglas County Planning:**

No comment

**Town of Castle Rock Long Range  
Planning:**

No comment

**Section V.  
Recommendation:**

Staff recommends that the Planning Commission recommend that the Town Council adopt the Update of the Parker 2035 Master Plan.

**Section VI.  
Attachments:**

1. Community Development Memorandum Dated January 12, 2015 Regarding Chapter 6: Land Use Black Line Proposed Changes
2. Page 6.3 and page 6.10 of the Parker 2035 Master Plan as proposed
3. General Land Use Plan Map with Proposed Changes
4. Self Storage Analysis Dated January 27, 2016

**Section VII.**  
**Proposed Motion(s):**

*"I move that the Planning Commission recommend the Town Council adopt the Update of the Parker 2035 Master Plan."*



## Community Development Department Memorandum

From: Bryce Matthews, AICP, Comprehensive Planning Manager  
Date: January 12, 2016  
Regarding: Parker 2035 Master Plan Amendment

---

The Town is proposing amendments to both the text and the General Land Use Plan map in Chapter 6: Land Use of the *Parker 2035 Master Plan*. To view the current Master Plan please visit the following webpage: [www.parkeronline.org/parker2035](http://www.parkeronline.org/parker2035). Proposed text additions shown below are in bold and underlined and text that is strikethrough is proposed to be removed.

### **Proposed Text Amendments Regarding Self Storage**

Page 6.3: Add Strategy 1.K as follows:

**1.K In order to preserve the inventory of commercial and light industrial properties within the Town, amend the Land Development Ordinance to not permit mini-warehouses, outdoor storage and related uses within the Town including in existing Planned Development zone districts.**

Page 6.10: Amend the Light Industrial Character Area as follows:

---

#### **Light Industrial District**

The Light Industrial District **is centrally located with spaces that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area** is intended to provide a location for a variety of work processes such as manufacturing, machine shops, **production facilities, distribution facilities,** warehouses, mini storage, **flex office,** commercial services and other uses of similar character **that create employment and economic output within the Town. The Light Industrial character area will include opportunities for research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor, noise, vibration or other impacts which are detrimental to abutting properties or land uses. Special care should be taken to ensure that uses not compatible with the light industrial**

**uses proposed within the character area are located in other more appropriate areas of Town. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public facilities are appropriate within the character area.** Additionally, large entertainment and recreational facilities may be located within this District because of the traditional large scale of buildings within Light Industrial areas.

### **Proposed General Land Use Map Amendment**

The map amendment will change four properties located on the southeast corner of Parker Road and Lincoln Avenue from the Medium Density Residential Character Area (residential up to 3.5 dwelling units per acre) to the Central Commercial Character Area (commercial and related uses). Central Commercial is described in Chapter 6: Land Use as:

*The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.*

The other three corners of Parker Road and Lincoln Avenue are currently depicted as Central Commercial Character Area in the Parker 2035 Master Plan.

## GOALS AND STRATEGIES

### **1. Growth shall be appropriately directed and site-planned to sustain our community's needs as we grow.**

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.B. Ensure that growth occurs in a manner that balances the pace of development with the ability of the Town and special districts to provide quality services and capital improvements, such as utilities, transportation, parks and open space and police protection.

1.C. Ensure adequate opportunities for future expansion of our economic base in appropriate locations in the community.

1.D. Increase the amount of open space using the criteria set forth in the Open Space, Trails and Greenways Master Plan which emphasizes supporting a regional greenway network that provides a community separation buffer from development in neighboring jurisdictions while maintaining the viability and connectivity of the natural ecosystem.

1.E. Encourage transitions between different land uses and intensities.

1.F. Develop land use patterns that are compatible with and support a variety of transportation opportunities and/or choices.

1.G. Sensitively integrate the built environment with the natural environment in order to protect the native landscape and topographical features naturally occurring throughout our community.

1.H. Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods.

1.I. Ensure that open space and parks are dedicated and made available to meet the needs of the community today and into the future.

1.J. Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.

1.K. In order to preserve the inventory of commercial and light industrial properties within the Town, amend the Land Development Ordinance to not permit self storage, mini-warehouses, outdoor storage and related storage uses within the Town including in existing Planned Development zone districts.



### **Central Commercial District**

The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian connectivity between uses. Vertical mixed use is highly encouraged where appropriate.

### **Light Industrial District**

The Light Industrial District is centrally located with spaces that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor noise, vibration or other impacts which are detrimental to abutting properties or land uses. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public Facilities are appropriate within the character area.

### **Mixed Use- Residential Emphasis, Outside of the E-470 Character Area**

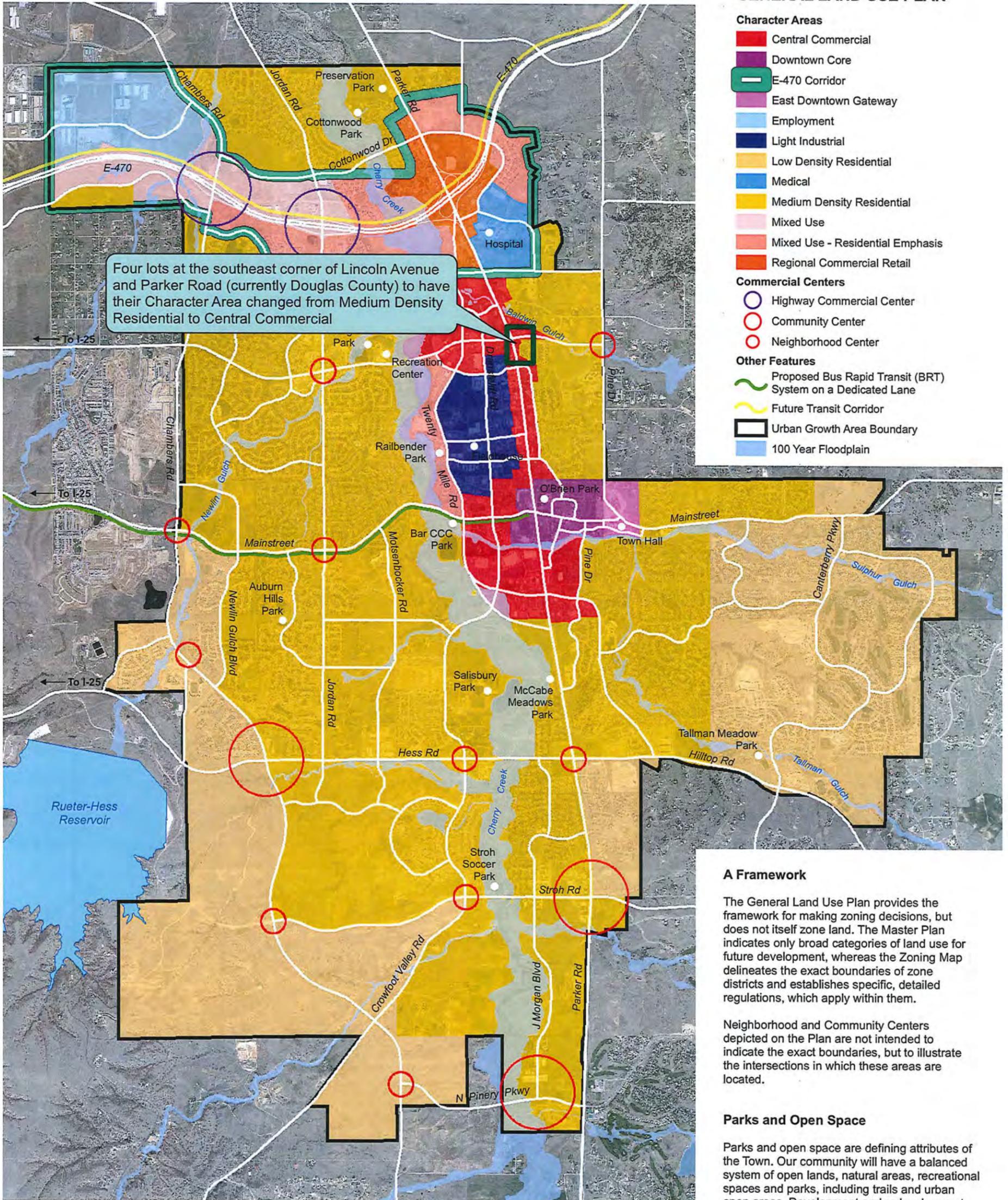
This Character Area is located between the Light Industrial area and Cherry Creek. This multi-family residential area will be interconnected and provide easy and direct pedestrian and bicycle access to nearby commercial and employment areas. Uses appropriate in this Character Area include higher density residential housing, senior housing, assisted-living facilities and mixed-use developments that include a commercial component. Commercial uses are appropriate when they are part of a mixed-use development, are of a scale that serve the needs of the area residents or provide support to adjoining uses. Single family detached residential uses and residential developments at less than 10 dwelling units per acre are not appropriate in this area.



Figure 6B: GENERAL LAND USE PLAN  
 Source: Parker 2035 General Land Use Plan, June 2012

# DRAFT: Proposed 2016 Master Plan Changes

## PARKER 2035 GENERAL LAND USE PLAN



### A Framework

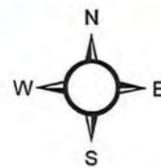
The General Land Use Plan provides the framework for making zoning decisions, but does not itself zone land. The Master Plan indicates only broad categories of land use for future development, whereas the Zoning Map delineates the exact boundaries of zone districts and establishes specific, detailed regulations, which apply within them.

Neighborhood and Community Centers depicted on the Plan are not intended to indicate the exact boundaries, but to illustrate the intersections in which these areas are located.

### Parks and Open Space

Parks and open space are defining attributes of the Town. Our community will have a balanced system of open lands, natural areas, recreational spaces and parks, including trails and urban open areas. Development and redevelopment will be required to preserve lands for parks and open space. Guidance for preservation of these lands is provided in the 'Open Space, Trails and Greenways Master Plan' and 'From Values to Visions: A Strategic Action Plan for Parker's Parks and Recreation.'

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown





## SELF STORAGE ANALYSIS

**TO:** Mayor and Town Council  
**THROUGH:** G. Randolph Young, Town Administrator  
**FROM:** Bryce Matthews, AICP, Comprehensive Planning Manager  
**DATE:** January 27, 2016

---

On April 20, 2015, the Town approved emergency Ordinance No. 3.312 entitled:

*A Bill for an Emergency Ordinance to Suspend All Applications for Any Land Use Approval or Building Permit for the Development or Construction of Mini-Warehouses, Outdoor Storage and Related Uses within the Corporate Limits of the Town of Parker Effective From March 24, 2015 Through April 6, 2016*

The Emergency Ordinance was affirmed through Ordinance No. 3.312.1 on May 4, 2015.

The Ordinance suspended new development and construction of mini-warehouses, outdoor storage and related uses through January 6, 2016. During this suspension, the Community Development Department was to study, plan and recommend land use legislation regarding future development and construction of these facilities in the Town. This memorandum is intended to provide the background and analysis desired through Ordinance 3.312.1 in order to allow Town Council to determine how they would like to proceed.

For the purposes of this memorandum, self storage shall generally include mini-warehouses, outdoor storage and related uses as described in the approved ordinances.

Council approved Ordinances 3.312 and 3.312.1 in response to the significant level of interest in developing self storage uses within the Town's commercial/light industrial Planned Developments (PD) and the LI-Light Industrial zone district of the Town. Town Council is concerned that this level of interest for this specific type of use will negatively impact the inventory of available real property to accommodate existing and future demand for those commercial and industrial uses and the direct economic and employment benefits that they provided to the Town. The Town Council stated a desire to address the impacts of self storage and other industrial uses to the Town, before approving any additional self storage uses.

The Real Estate Investment Handbook defines self storage as: a self-service operation for consumers/tenants to retain “care, custody and control” of their personal property at a secure off-site location or facility. Wikipedia defines self storage as: shorthand for "self-service storage", and also known as "mini storage" is an industry in which storage space (such as rooms, lockers, containers, and/or outdoor space), also known as "storage units" is rented to tenants, usually on a short-term basis (often month-to-month). Self-storage tenants include businesses and individuals.

The above-referenced Wikipedia definition goes on to describe the rented spaces as being secured by the tenant's own lock and key. Unlike in a warehouse, self-storage facility employees do not have casual access to the contents of the space and, thus, the facility is generally not liable for theft. A self-storage facility does not take possession or control of the contents of the space unless a lien is imposed for non-payment of rent, or if the unit is not locked the facility may lock the unit until the tenant provides his/her own lock.

Self storage may include additional services such as truck rental, United States Postal Service, private mailboxes, eBay, overnight shipping, sale of packing supplies and business centers. Self storage may occasionally include accessory uses such as outdoor parking for RV's, boats, other trailers and vehicles. Approximately 18.7% of self storage facilities offer this additional service.

### **Market**

The self storage industry has been one of the fastest-growing sectors of the United States (US) commercial real estate industry over the last 40 years. There are over 48,500 self storage facilities in the US as of year-end 2014 totaling roughly 2.5 billion square-feet of rentable self storage space.

According to the Self Storage Association, the following are the characteristics that are the advantage to self storage as a real estate investment:

1. Simplified building structures.
2. A short construction period enabling rapid initial rentals.
3. Low operating expenses and non-energy intensive.
4. Month to month leases, highly responsive.
5. Adjustable unit mix due to movable partitions.
6. Not labor or maintenance intensive.
7. High building rentability (near 100% for single story, 75% for multi-story).
8. Many tenancies, spreading vacancy risk factor.
9. Basic function resistant to economic shifts.
10. Cash flow oriented real estate investment.

There are a wide variety of self storage formats ranging from warehouse-like one-story facilities which are most common in Parker and the Denver suburbs to multi-story facilities typically seen in more urban areas such as Denver where land prices are higher. New concepts introduced during the recession include converting buildings such as vacant supermarkets and big box retail into storage facilities. Another approach not proposed in Parker yet is using movable module units (storage containers) which are usually stored in a large warehouse.

From a development perspective, self storage is viewed as a convenience service. Customers prefer to have their items stored near them. Because of this, traditional self storage is helped by visibility and proximity to their primary market of residential- land use. On the other hand, movable-module unit self storage facilities, which include pick-up and drop-off, are often located where land costs are less expensive. The Town's strong residential growth combined with the amount of vacant non-residentially zoned land as well as the inherent profitability of self storage have caused many developers to consider prime commercial locations for this marginal use in Parker.

The average (mean) size of a "primary" self storage facility in the US is approximately 56,900 square-feet. The average size of existing self storage facilities in Parker is 66,700 square feet. The most common new facility is located on a 2.5 to 5 acre site and will be about 60,000 - 80,000 net rentable square-feet, costs \$45-65 per square-foot to construct, not including land costs, and have break-even operating expenses in the 40-60 percent range (not including debt service) of total stabilized income. The typical self storage facility design includes a management office and a resident manager's apartment within the site and a wide range of unit sizes - 5' x 5' to 10' x 30' or larger with the average unit size being about 100 square-feet (10x10). Construction techniques depend upon a number of variables. These variables include: the developer, the franchise, the climate, building code requirements, zoning requirements and surrounding structures/land uses.

The average revenue per square-foot varies from facility to facility; however, according to the Self Storage Association, the average rents nationally for Q2 2015: \$1.25 PSF for a non-climate controlled 10 x 10 unit and \$1.60 PSF for a climate controlled 10 x 10 unit. Occupancy rates for self storage facilities as of Q2 2015 were 90% (percentage of units rented per facility) up from 86.8% at year-end 2013.

Communities which absorb larger amounts of storage space are found in high-growth areas such as the Sun Belt and the West including Parker. The residents of these areas typically have more opportunity to be outdoors and to own more recreational equipment. The type of housing (e.g. basement, enclosed garages, large homes with closets or no-frills housing, military bases, condominiums and apartments, and the density of older housing which may not have adequate storage space) also has an impact on how much storage space the market will accommodate. The predominance of Homeowners' Association (HOA's) also has an impact on the demand for outdoor RV storage. Age of population, mobility rate, employment status and income are other important measures.

#### Self Storage User Demographics

- 68 percent of self storage renters live in a single-family detached dwelling and 27 percent live in a multi-family dwellings
- 65 percent of all self storage renters have a garage; 47 percent have an attic in their home; and 33% have a basement
- 47 percent of all self storage renters have an annual household income of less than \$50,000 per year; 63 percent have an annual household income of less than \$75,000 per year; and 37% have an annual household income of over \$75,000 per year

- More than 1.5 million self storage units nationwide (6 percent) are rented to military personnel
- Approximately 9.5 percent of all American households currently rent a self storage unit

Table 1 on the next page reflects the average square-footage of indoor self storage per household and resident broken down into categories. The national average was calculated by the Self Storage Association. Square-footage for self storage within the Town of Parker Urban Growth Boundary (UGB) is 400,252 s.f. based on the Douglas County Assessor records. There are three proposed facilities in Town exempted from Ordinance 3.312.1, of these three facilities, two have received approvals from the Town and have begun construction at the time of this report. The two exempted facilities under construction will create an additional 154,818 square-feet of self storage based on the Town approved plans. Town of Parker UGB population and household estimates for 2015 are 62,378 residents in 22,135 households and were calculated by the Town based on existing estimates. Population and household projections for the Town of Parker UGB for 2035 are 79,460 residents in 29,213 occupied households, also calculated by the Town.

*Table 1: Average Square-Footage of Self-Storage*

<b>Average S.F. of Self-Storage per Households and Residents</b>		
	Average S.F. per Household	Average S.F. per resident
United States	21	7.3
Town of Parker UGB*	18.1	6.4
Town of Parker with Exempted Facilities Under Review*	25.1	8.8
Town of Parker 2035 Population with Exempted Facilities Under Construction **	18.8	7.0
Parker Trade Area with Exempted Facilities Under Review***	12.8	4.4

\* Based on estimated 2015 UGB Population of 62,378 in 22,135 occupied households

\*\* Based on 2035 projections for UGB of 79,460 in 29,213 occupied households

\*\*\* Based on trade area assumption of 126,000 in 42,714 occupied households

### **Economic Impacts**

In the U.S., self storage facilities pay a total of more than \$3.25 billion in property taxes to local government jurisdictions nationally. In Parker, all of the self storage facilities combined pay \$695,000 in property taxes of which \$18,000+/- accrues to the Town because of the relatively low property mill levy collected by the Town. Below is a comparison of select properties developed with different land uses in the Town to compare property tax generation by land use. Actual tax rates vary; to create a more level comparison staff used 98.665 mills for all calculations.

Table 2: Comparison of Sample Property Tax by Land Use

	Acreage	Building Square Feet	Actual Value	Assessed Value	Approx. Property Tax	Approx. Tax per Acre
Self Storage	3.2	107,854	\$6,419,656	\$1,846,980	\$166,235	\$51,948
Outdoor RV Storage	19.7	0	\$546,101	\$158,370	\$15,623	\$793
Light Industrial	3.8	50,400	\$3,500,483	\$1,015,140	\$100,148	\$26,354
Retail	3.7	27,100	\$3,388,125	\$982,560	\$96,841	\$26,173
Office	2.8	33,721	\$5,058,150	\$1,466,870	\$144,714	\$51,683

Source: Douglas County Assessor and Town

According to the Self Storage Association, nationally self storage facilities employed more than 170,000 persons, or an average of 3.5 employees per facility. There are 6 self storage facilities in the Town of Parker’s UGB, assuming that self storage in Parker mirrors the national average, there are approximately 21 jobs that can be attributed to self storage in Town.

Table 3 below provides a high level review of the economic impacts of varying land uses on a per acre basis. Each land use is assigned a level of impact by job creation, sales tax generation and property tax generation

Table 3: Economic Impact per Acre

<u>Land Use</u>	<u>Employment</u>	<u>Sales Tax Generation</u>	<u>Property Taxes</u>	<u>Sales Tax Multiplier</u>
Outdoor RV Storage	None	None	Low	None
Self Storage	Low	None	Medium	Low
Industrial	Medium*	Low	Medium	Medium
Retail	Medium	High	Medium	Medium
Office	High*	Low	Medium/High	High
Residential (Single Family 3.5 d.u./ac.)	None	Low	Low/Medium	High
Residential (Multi Family 20 d.u./ac.)	Low	Low	Medium	High

\*Typically higher paying jobs

The following demand for services per acre table was developed in coordination with the Town’s Public Works Department, the Police Department and Parker Water and Sanitation District.

*Table 4: Demand for Services per Acre*

<b>Land Use</b>	<b>Transportation</b>	<b>Water and Sewer</b>	<b>Police</b>
Outdoor RV Storage	Low	Low	Low
Self Storage	Low	Low/Medium	Low
Industrial	Low/Medium	Low/Medium/High	Low
Retail	High	High	High
Office	Medium	Medium	Medium
Residential (Single Family 3.5 d.u./ac.)	Low	Medium	Medium/High
Residential (Multi Family 20 d.u./ac.)	Medium	Medium/High	Medium/High

### **Existing Policies and Conditions**

#### Parker 2035 Master Plan

The Master Plan is a policy framework for decisions that affect the physical, social and economic environment of the Town. The Parker 2035 Master Plan represents goals and strategies to guide the Town over the next 20 years.

The Plan provides vision, direction and a defined future for the Town by establishing specific goals and strategies for land use; community appearance and design; housing and neighborhoods; jobs and economic vitality; transportation; public services and facilities; natural resource protection; open space and recreation; history, arts and culture; and regional coordination.

The Parker 2035 Master Plan reflects the Parker area residents' and business owners' values and dreams for the future of Parker, as well as sound planning principles.

The Parker 2035 Master Plan was recommended for approval by the Planning Commission on May 24, 2012 and approved by the Town Council on June 4, 2012 with the last update recommended by Planning Commission on October 22, 2015 and approved by Town Council on November 2, 2015.

Overall, the current Parker 2035 Master Plan supports self storage, referred to as mini- storage in the document, only in the Light Industrial Character Area which generally fronts on Dransfeldt Road and Twenty Mile Road between Longs Way and Parkglenn Way (see the General Land Use Plan map on page 8). *Chapter 7: Community Appearance and Design* of the Plan recommends an update of the Town’s Commercial, Multifamily and Industrial design standards to give special attention to building massing, form and design so as to contribute to the overall character of the Town. Lastly, *Chapter 9: Jobs and Economic Vitality* supports the attraction of a variety of employment opportunities which would include manufacturing. Self storage competes for land with other businesses that create retail sales and greater employment. Chapter 9 continues on to seek a desire for a ‘balance’ of business types. It is incumbent upon the Town to determine what the right ‘balance’ is. Below are the specific excerpts from the Parker 2035

Master Plan that are discussed in this paragraph. Also Map 1 on page 8 depicts the Parker 2035 Master Plan General Land Use Plan which depicts the Character Areas described in Chapter 6: Land Use.

**Chapter 6: Land Use** limits ‘mini storage’ to the Light Industrial Character Area and described as follows:

**Light Industrial District Character Area**

*The Light Industrial District is intended to provide a location for a variety of work processes such as manufacturing, machine shops, warehouses, mini storage, commercial services and other uses of similar character. Additionally, large entertainment and recreational facilities may be located within this District because of the traditional large scale of buildings within Light Industrial areas.*

**Chapter 7: Community Appearance and Design** includes Goal 3 which states:

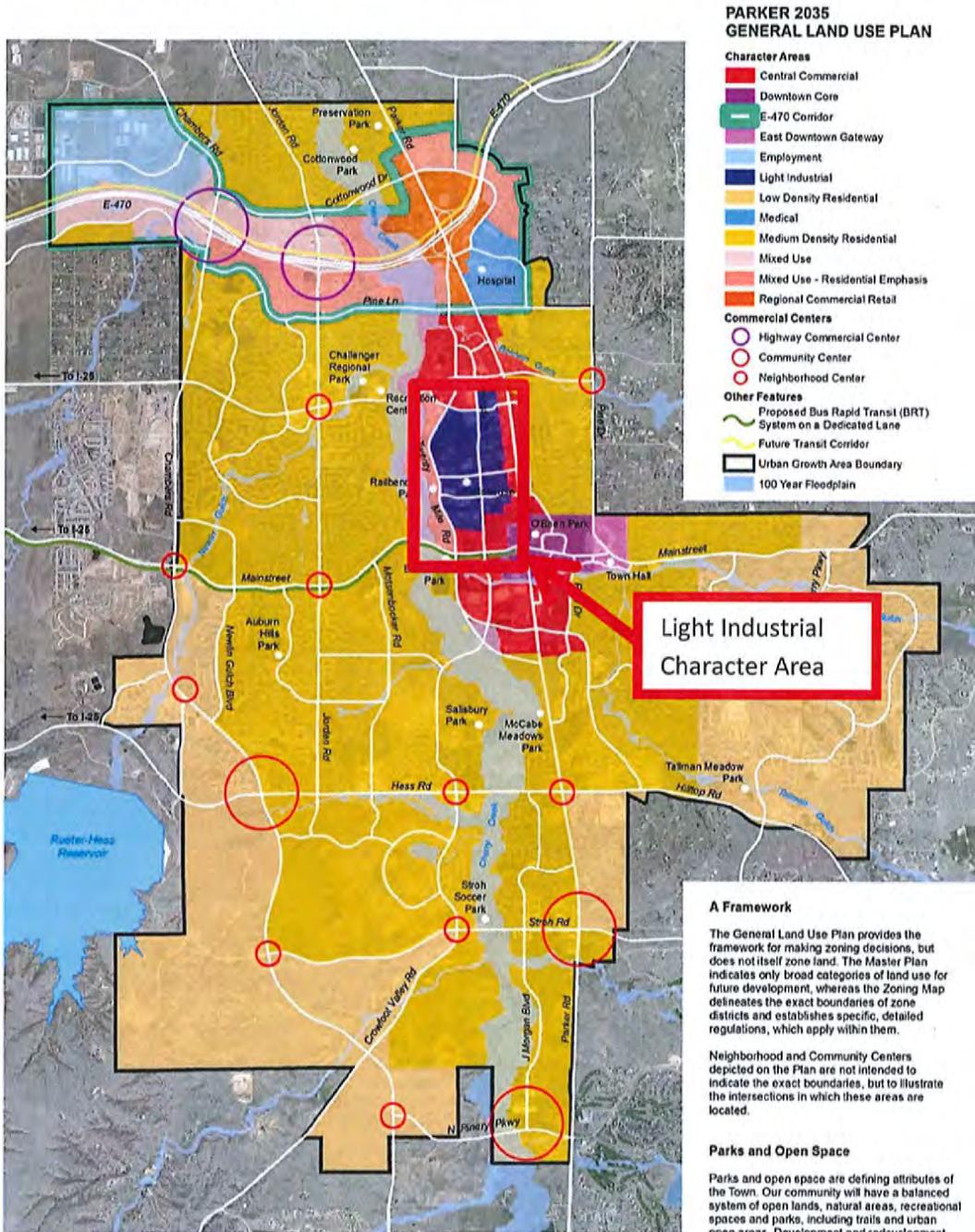
3. *Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.*
- 3.A. *Work with the residents, businesses and property owners within our community to update the commercial design standards to ensure development and redevelopment reflects the community’s desire to create a high quality built environment that differentiates us from surrounding communities. Use architecture, building design, public spaces and massing to create unique and attractive commercial destinations that are easily accessible by all modes of travel, especially walking and bicycling, therefore creating attractive, economically vibrant/sustainable places*

**Chapter 9: Jobs and Economic Vitality** includes Goal 1 and Strategy 2B which state:

1. *Attract and retain a variety of employment opportunities for Parker residents.*
  - 1.A. *Work with supporting entities such as the Parker Chamber of Commerce and Southeast Business Partnership (SEBP) within the local and regional community to attract appropriate business and employment opportunities.*
  - 2.B. *Balance Parker’s business and retail community so it includes a variety and diversity of business types as well as a variety of business scales and sizes.*

# Map 1: Parker 2035 Master Plan General Land Use Plan

Figure 6B: GENERAL LAND USE PLAN  
 Source: Parker 2035 General Land Use Plan, June 2012



### A Framework

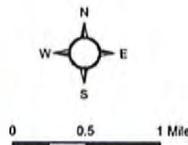
The General Land Use Plan provides the framework for making zoning decisions, but does not itself zone land. The Master Plan indicates only broad categories of land use for future development, whereas the Zoning Map delineates the exact boundaries of zone districts and establishes specific, detailed regulations, which apply within them.

Neighborhood and Community Centers depicted on the Plan are not intended to indicate the exact boundaries, but to illustrate the intersections in which these areas are located.

### Parks and Open Space

Parks and open space are defining attributes of the Town. Our community will have a balanced system of open lands, natural areas, recreational spaces and parks, including trails and urban open areas. Development and redevelopment will be required to preserve lands for parks and open space. Guidance for preservation of these lands is provided in the 'Open Space, Trails and Greenways Master Plan' and 'From Values to Visions: A Strategic Action Plan for Parker's Parks and Recreation.'

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further shades and hatching, on a site specific basis, are required to verify this data.



### Available Light Industrial Properties

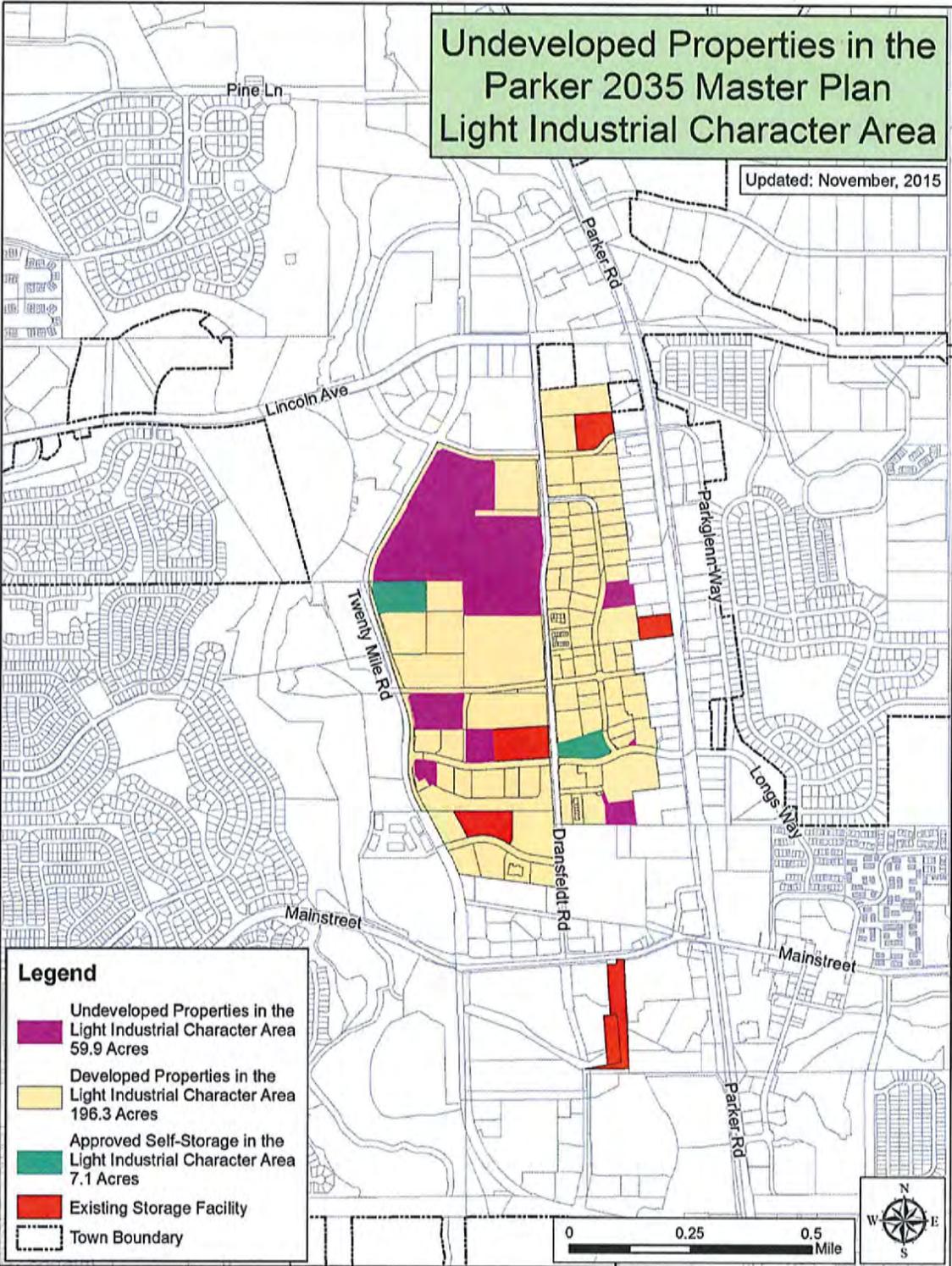
The current policy is to allow self storage uses in the Light Industrial Character Area as described in the Parker 2035 Master Plan. Town Council has stated a concern that self storage is competing with light industrial uses for the limited amount of land within the Light Industrial Character Area. It is a goal of the Town to attract and retain employment opportunities to the Town; many light industrial uses provide primary employment opportunities. Maps 2 (page 10) and 3 (page 11) visually illustrate the vacant land within the Light Industrial Character Area. Map 2 illustrates that there are 59.9 acres of vacant land within the Light Industrial Character Area. Map 3 illustrates that there are 25.1 acres of vacant land zoned for light industrial uses in the Light Industrial Character Area. If you apply a broad average of 20,000 s.f. of self storage per acre, the vacant acreage in the Light Industrial Character Area could accommodate about 1.2 million square-feet of self storage; vacant properties zoned Light Industrial (LI) within the Character Area resulting in about 500,000 s.f. of self storage. These development projections are well beyond the current demand for facilities in the Town of Parker. Outdoor storage is a much more land intensive use and could easily consume the remaining vacant acreage within the Light Industrial Character Area.

In order to serve the projected 2035 population of the Parker UGB (79,460 residents) at the current national average of 7.3 square-feet per resident, the Town would need an additional 30,000 s.f. of self storage on top of the existing and approved self storage. This would equate to one more facility on three-five acres.

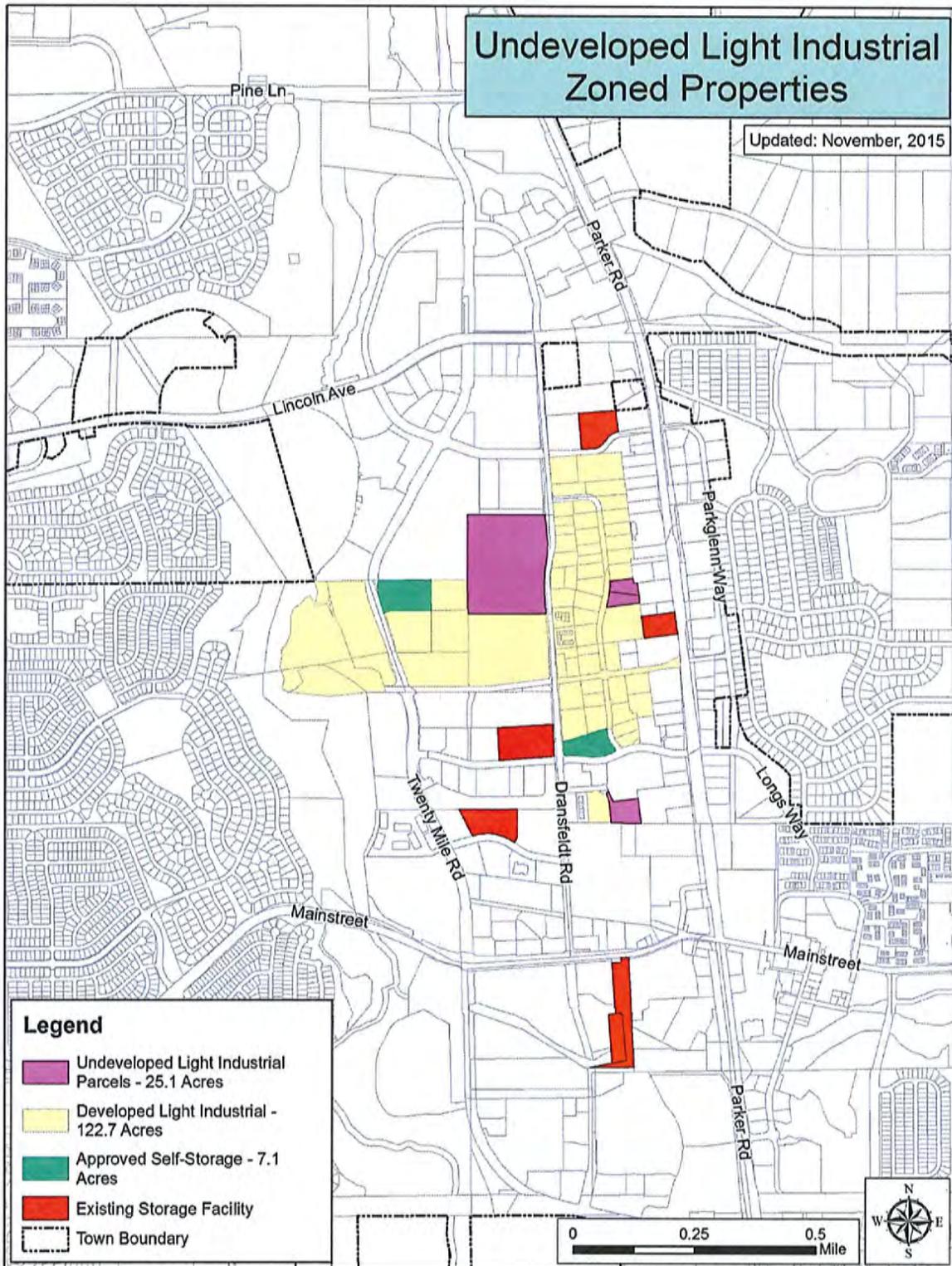
In order to serve the current trade area (126,000 residents) at the current national average of 7.3 square-feet per resident, the Town would need an additional 370,000 s.f. of self storage on top of the existing and approved self storage. This would equate to another five projects at an average of four acres each for approximately 20+ acres of land. Absorbing additional self-storage development at this greater scale would have substantial impacts to the future commercial and light industrial growth potential of the Town.

Staff does not have adequate data to determine the land demand for outdoor RV storage at this time but this is a land intensive form of development that yields few community or economic development benefits such as retail sales tax or primary employment. A single additional outdoor RV storage facility could have a significant impact on the developable property within the Light Industrial Character Area.

Map 2: Undeveloped Properties in Parker 2035 Master Plan Light Industrial Character Area



Map 3: Undeveloped Light Industrial Zoned Properties



### Existing Zoning

All properties in Town are zoned for certain uses. There are 15 existing Planned Development (PD) zones that allow self storage, many of these existing PD's do not meet the recommendations and intent of the Parker 2035 Master Plan. Table 6 below lists the existing PD's that allow self storage which potentially increases the amount of vacant land that is susceptible to this type of development. From a planning perspective, this increases the concern that a substantial portion of the Town's limited vacant land that is zoned for non-residential development may be developed for self storage as opposed to those uses which have community and economic development benefits. A map depicting the locations of where self storage is permitted can be found on page 16 of this document.

*Table 6: List of Planned Developments that Permit Self Storage*

<b>PD Name</b>	<b>Planning Area</b>	<b>Use by Special Review or Use by Right</b>	<b>Zoning Text</b>
Parker Auto Plaza	Commercial Uses	Use by Special Review	Self Storage Units
Yerkey		Use by Right	Mini-Warehouse
Valley Crest		Use by Right	Mini-Warehouse
Fairmark	Commercial	Use by Special Review	All uses permitted in the B-Business and C-Commercial including: mini-warehouse/public storage, with no storage of dangerous or flammable materials and selling of merchandise or services from any unit
Lincoln Meadows	Commercial	Use by Special Review	Mini-warehouse/public storage, subject to site plan approval with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit. Dead storage only.
Lincoln Meadows	Light Industrial	Use by Special Review	Mini-warehouse/public storage, subject to site plan approval with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit. Dead storage only.
Light Industrial Zoning		Use by Right	Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Dransfeldt Place		Use by Special Review	Mini-Storage warehouses, including recreational vehicle storage
Clarke Property	Mixed Commercial Industrial Areas	Use by Right	Storage and Warehousing Recreational vehicle storage

Progress Lane	Planning Area 1 & 2	Use by Right	Light Industrial Zoning as amended: Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Pine Bluffs	Commercial Use Area	Use by Special Review	Self Storage Units; and Recreational Vehicle Storage
Urwiller	Light Industrial	Use by Right	Mini-warehouses, subject to site plan approval: no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit; dead storage only.
Cottonwood	Commercial	Use by Right	Recreational Vehicle Storage
Cottonwood	Mixed Commercial Industrial Areas	Use by Right	Recreational Vehicle Storage
ET Technologies		Use by Special Review	Storage and Warehousing

Following is a summary of the acreage of vacant land zoned for self storage or outdoor recreational vehicle storage in Town:

Vacant property zoned for self storage as a use by right – 81 Acres
Vacant property zoned for self storage as a use by special review – 144 acres
Vacant property zoned for outdoor RV storage – 23 acres
Total vacant property zoned for self storage and outdoor RV storage uses – 248 acres

Existing and Proposed Self Storage Facilities

There is currently 400,252 square-feet of existing self storage in the Town’s UGB in six different facilities. There are three facilities in the Town’s UGB that provide outdoor RV storage consisting of approximately 23 acres, 19.7 of the acres are in a single facility.

At the time of this document there are two self storage facilities within Town in the construction process consisting of 154,818 square-feet on a little over 7 acres; neither of these projects proposes outdoor RV storage. There are also three additional facilities under consideration by Douglas County within the Town's UGB, but outside the Town, totaling 355,397 square-feet. All of these projects are shown in Table 8 below. The construction of these additional projects alone will more than double the self storage in the Town's UGB. This increase in indoor self storage development will substantially surpass the national average for self storage per resident within Town based upon existing population and projected population growth. There are currently 355,397 s.f. of additional self storage being reviewed by the County, but located within the Town's UGB (see page 15), this does not include existing self storage facilities and additional self storage proposals being considered by the County outside of the Town's UGB. The additional self storage applications being considered by the County nearly meet the need (at the national average) for the Town's trade area. With the additional existing (62,921 s.f. Extra Storage at 13100 Lincoln Avenue and 11,050 s.f. Franktown self storage at 7561 E. Inga Way) and proposed facilities (90,000 s.f. Sierra Ridge Exemption Parcel 1) within the trade area and outside the UGB are included, the trade area demand is met at a level greater than the national average.

There are 17 self storage facilities and 8 RV storage facilities within a five mile radius of the Town's urban growth boundary as shown in Map 5 on page 17.

Table 7: Existing Facilities within the Town's Urban Growth Boundary

Account No.	Owner	Street Address	Actual Value	Assessed Value	Acreage	# of Buildings	S.F.	Year Built	Outdoor Storage
R0346011	STORQUEST PARKER LLC	16980 COTTONWOOD DR, PARKER, CO 80134	\$5,138,904	\$1,465,280	5.0	11	87,652	2004	N
R0463939	SHURGARD-TRC SELF STORAGE DEVELOPMENT LLC	9827 MANGANO LN, PARKER, CO 80134	\$5,005,643	\$1,451,640	3.0	5	82,592	2006	N
R0467165	PARKGLENN SELF STORAGE LLC	10144 PARKGLENN WAY, PARKER, CO 80134	\$6,419,656	\$1,846,980	3.3	7	107,854	2008	N
R0112926	PARKER MINI STORAGE LLC	11411 N STATE HIGHWAY 83, PARKER, CO 80134	\$1,084,108	\$314,390	2.0	10	21,312	1975	Y
R0361997	HOGAN FAMILY LIMITED PARTNERSHIP	19002 E MAINSTREET, PARKER, CO 80134	\$2,145,480	\$607,460	3.9	13	45,192	1986	Y
R0414402	18455 PONY EXPRESS SP LLC	18455 PONY EXPRESS DR, PARKER, CO 80134	\$3,660,311	\$1,061,490	3.7	11	55,650	1999	N
R0440067	OUTDOOR STORAGE II LLC	9575 MOTSENBOCKER RD, PARKER, CO 80134	\$703,701	\$204,080	19.7	0	0	N/A	Y

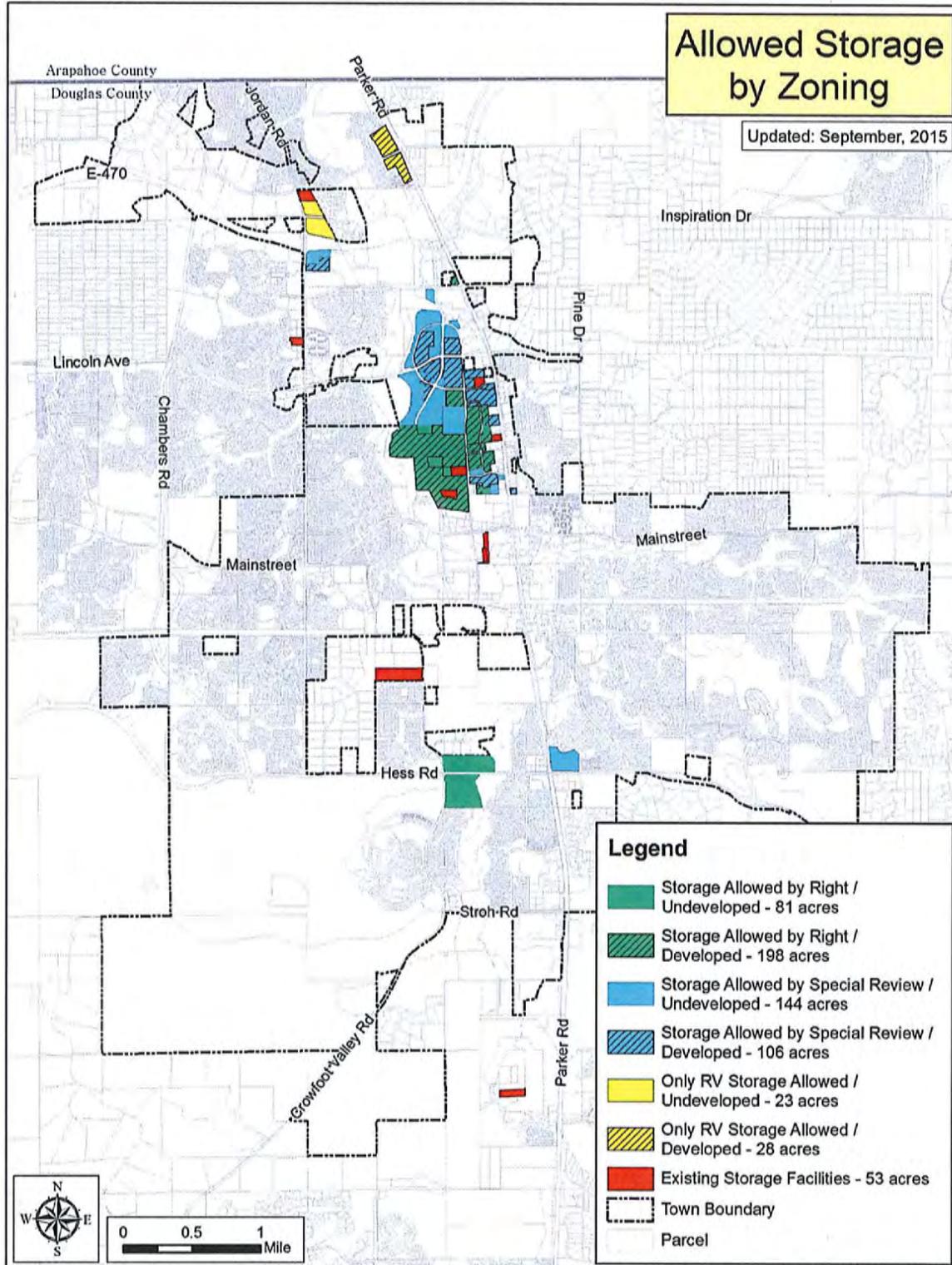
Source: Douglas County Assessor

Table 8: Proposed Facilities in the Town of Parker Urban Growth Boundary

Owner	Street Address	Acreage	# of Buildings	S.F.	Outdoor Storage
MINI U STORAGE	18901 LONGS WAY, PARKER, CO 80134	2.79	3	91,700	N
POLO BUSINESS PARK	18275 APACHE DRIVE, PARKER, CO 80134	4.15	12	63,120	N
E-470/COMPARK SELF STORAGE	13784 COMPARK BLVD., PARKER, CO 80134	7.1	6	88,134	Y
NNP II STONEGATE LLC	NORTHGATE DRIVE AND JORDAN ROAD, PARKER, CO 80134	1.86	1	165,535	N
NNP II STONEGATE LLC	AVENTERRA AVENUE AND JORDAN ROAD PARKER, CO 80134	3.2	1	101,728	N

Source: Town of Parker and Douglas County

Map 4: Planned Developments Allowing for Self Storage





Surrounding Jurisdictions Policies

Following is a brief overview of surrounding jurisdictions approaches to self storage. Jurisdictions responses are broken into three primary responses: master plan, zoning and design standards.

Table 9: Surround Jurisdiction Policy

<u>Jurisdiction</u>	<u>Master Plan</u>	<u>Zoning</u>	<u>Design Standards</u>	<u>Other Notes</u>
Parker	Recommended in the Light Industrial Character Area only	<ul style="list-style-type: none"> <li>Permitted in Light Industrial (LI)</li> <li>Permitted in some Planned Development zoning</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards specific to self storage, but are subject to light industrial design standards as described in the Commercial, Multifamily and Industrial Design Standards document.</li> <li>Outdoor storage subject to landscape and screening requirements</li> </ul>	
Douglas County	Not addressed specifically	<ul style="list-style-type: none"> <li>Permitted in light industrial and heavy commercial areas</li> <li>Permitted in some Planned Development zone districts</li> <li>Recommend outdoor RV storage in light industrial locations with no water and sanitation service</li> <li>When considering a rezoning, consider providing an adequate transition and compatibility with surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards specific to self storage</li> <li>Subject to HOA requirements</li> <li>Consider surrounding uses</li> <li>Outdoor storage subject to landscape and screening requirements</li> </ul>	Many larger developments have architectural review committees such as Highlands Ranch Architectural Review Committee
Castle Rock	Not addressed specifically	<ul style="list-style-type: none"> <li>Permitted in light industrial and heavy commercial areas</li> <li>Permitted in some Planned Development zone districts</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards specific to self storage</li> <li>During approval of Planned Developments, the Town has the ability to include additional design standard requirements</li> <li>Outdoor storage subject to landscape and screening requirements</li> </ul>	Castle Rock is in the process of updating their Master Plan and is currently seeing pressure for POD and shipping containers as self storage
Castle Pines	Not addressed specifically	<ul style="list-style-type: none"> <li>There is currently no zoning in Castle Pines that allows for self storage</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards specific to self storage</li> <li>Outdoor storage subject to landscape and screening requirements</li> </ul>	
Lone Tree	Not addressed specifically	<ul style="list-style-type: none"> <li>Permitted in some Planned Development zone districts</li> <li>Rezoning: considered a heavier commercial use and a low impact transitional use between residential and office.</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards specific to self storage, but are subject to Lone Tree design standards</li> </ul>	
Aurora	Not addressed specifically	<ul style="list-style-type: none"> <li>Permitted in light industrial areas</li> <li>Permitted as 'Conditional Use' in heavy commercial areas</li> <li>Permitted in some Planned Development zone districts</li> <li>Rezoning: consider compatibility with surrounding uses and other potential uses for the site; do not support self storage at retail corners.</li> <li>City encourages location of CMRS on self storage facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards for self storage except in the E-470 Corridor</li> <li>Outdoor storage subject to landscape and screening requirements</li> </ul>	Aurora is currently in the process of rewriting their zoning code; self storage has not been addressed yet. According to staff, there is not much property zoned in South Aurora for self storage.
Arapahoe County	Not addressed specifically	<ul style="list-style-type: none"> <li>Permitted in light industrial and heavy commercial areas</li> <li>Permitted in some Planned Development (PD) zone districts including the Dove Valley PD</li> </ul>	<ul style="list-style-type: none"> <li>Do not have architectural design standards specific to self storage</li> <li>Outdoor storage subject to landscape and screening requirements</li> <li>Dove Valley PD has specific design standards for self storage</li> </ul>	

Centennial	Not specifically addressed	<p>Permitted in light industrial subject to the following conditions:</p> <p><u>General Spacing Standards.</u></p> <ul style="list-style-type: none"> <li>• From certain arterials: 300 feet</li> <li>• From certain arterial intersections: 500 feet</li> <li>• From other self-storage units: 1,000 feet</li> <li>• From residential uses: 300 feet</li> </ul> <p><u>Maximum Parcel Size.</u> Not to exceed 5 acres in area</p> <p><u>Operational Requirements.</u></p> <ul style="list-style-type: none"> <li>• No self storage facility may be refrigerated</li> <li>• No electrical outlets in the unit</li> <li>• The self-storage facility shall have a security system</li> <li>• Shall not be used for conducting or operating a business</li> <li>• No outdoor storage is permitted on the site of the self-storage facility</li> </ul>	<p><u>Design Standards</u> – including but not limited to:</p> <ul style="list-style-type: none"> <li>• Shall be harmonious with the character of the surrounding neighborhood and shall integrate neutral colors and tones as the predominate color palate.</li> <li>• Flat roofs are prohibited.</li> <li>• At least 60 percent of the exterior façade of a self-storage facility shall consist of masonry.</li> <li>• Building elements shall not function as signage.</li> <li>• The use of intense, reflective, fluorescent, or metallic colors on storage unit doors, fencing, roofing, or walls is prohibited.</li> <li>• Outdoor storage subject to landscape and screening requirements</li> </ul>	Centennial recently updated their zoning ordinance and rezoned many properties to straight Euclidean zoning
------------	----------------------------	---	---	---

In general, surrounding communities do not specifically address self storage in their master plans and view self storage as a heavy commercial or light industrial use during the development review process. All jurisdictions, with the exception of Centennial and Castle Pines, have existing PD zoning that allows for self storage that are potentially in areas that they would not support this use today. Without direction from the Master Plan and limited design requirements, most communities focus on compatibility and design when considering rezoning a property to allow self storage. Typically communities are much more restrictive when considering a rezoning to allow for outdoor storage.

Centennial recently updated their code to specifically address self storage as a land use. Highlights of their code are included in Table 9 on page 18.

There are five areas in the southeastern metropolitan area that have the potential for a concentration of self storage due to existing land uses and/or policies. These areas provide regional opportunity for self storage and outdoor storage including for Parker residents. They are shown generally on Map 6 on page 20. The locations are:

Parker Light Industrial Area – This location is currently recommended by the Parker 2035 Master Plan as a location that would allow for self storage uses.

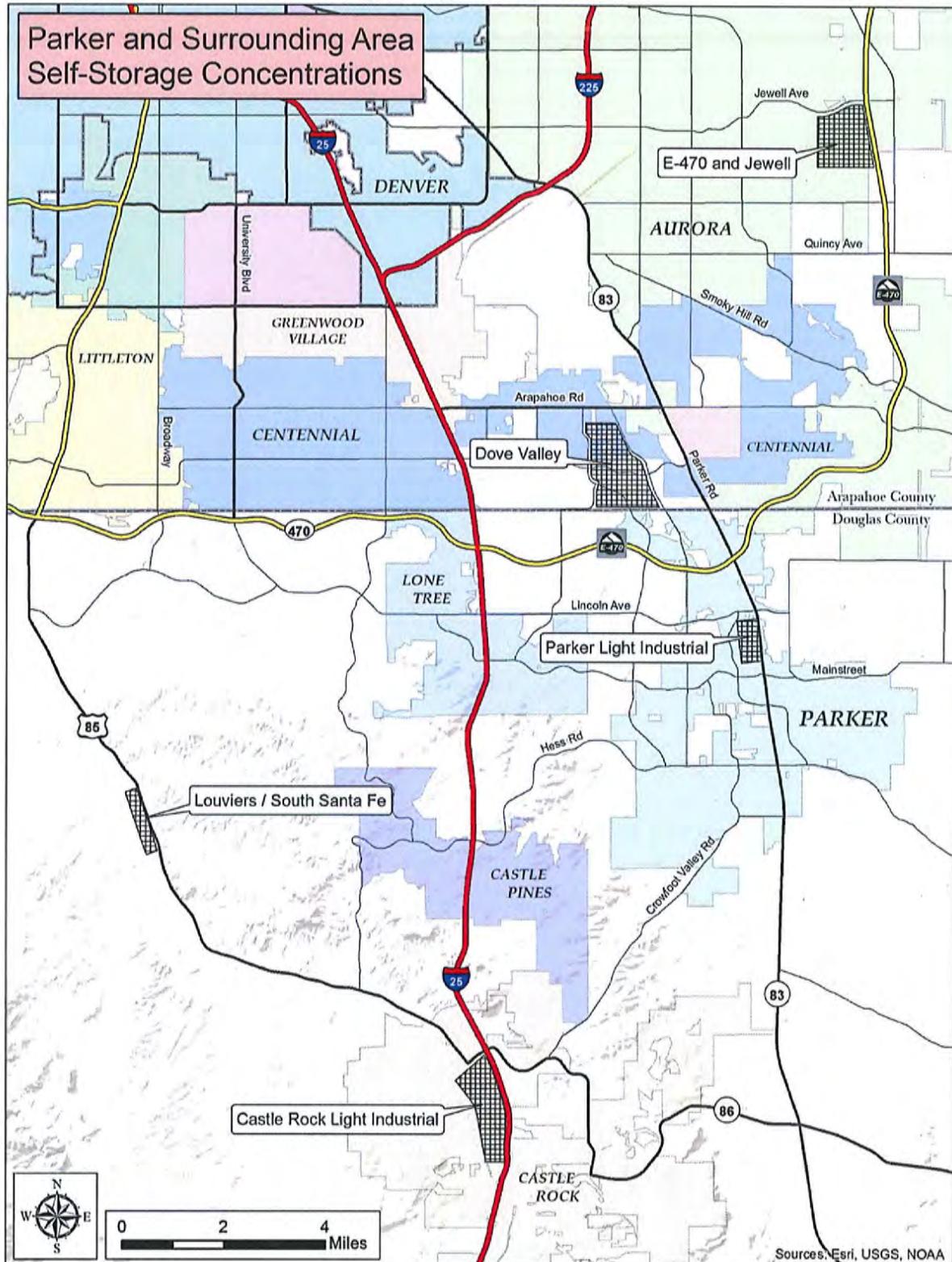
Castle Rock Light Industrial Area - Though not specifically mentioned in a Castle Rock documents, there is a current density of existing self storage facilities in this area.

Southeast corner of Jewell Avenue and E-470 – This location is at the end of the Buckley Air Force Base landing strip and has limited other appropriate uses.

Dove Valley – This location has a number of restrictions, but due to the industrial uses and proximity to the Centennial Airport landing strip allows for self storage in specific areas and subject to specific criteria.

Louviers/South Santa Fe (U.S. 85) – This light industrial area in Douglas County has a significant amount of outdoor RV storage. Douglas County has been generally supportive of this use because of land use compatibility and a lack of public water and sanitation.

Map 6: Parker and Surround Area Self Storage Concentrations



## **Summary of Conclusions**

---

The following is a summary list of conclusions from staff research on self storage land use conditions and policy:

- Self storage from a land use perspective is typically viewed as a heavy commercial/light industrial use. This is consistent with the Town's current land use policy and zoning.
- Self storage from the market perspective is viewed as a convenience service, meaning that proximity to residential uses (the customer) and visibility is important to the developer. This conflicts with Town land use policy and zoning which seeks to preserve sites for commercial and light industrial uses that provide community and economic development benefits.
- Self storage is a low risk, high return investment which has created a high demand to develop these facilities, particularly in areas of substantial residential growth like Parker. The concern with this use (and outdoor storage) is exacerbated by the low barriers to entry, limited development costs and high returns which results in the uses becoming permanent as opposed to interim/transitional developments.
- When the analysis is confined to the Parker UGB and includes self storage under construction, the Town has above the national average of 7.3 square-feet of self storage per household.
- When adding proposed self storage development in the County as of the time of this report, the residents in the Parker trade area are served at about the national average.
- With projected growth and surrounding households, the Parker area may be underserved by 2035 unless there is additional self storage development proximate to Town. A threshold issue is whether Parker should meet the need for this marginal use within its boundaries or focus on the regional opportunity for self storage outside Town boundaries.
- Self Storage as a land use generally:
  - Generates little to no sales tax revenue
  - Generates few jobs compared to retail, office or light industrial uses
  - Pays as much or more per acre in property taxes compared to other land uses
  - Has limited demand for or impact upon public services (traffic, water and police) compared to most other land uses
  - Creates a 'dead zone' for activity because of the passive nature of the use
- The Town has limited land available in the Light Industrial Character Area (where self storage is currently recommended by the Master Plan) and the self storage industry may consume much of this scarce land if the current land use policy and zoning is not amended
- The Town has a significant amount of existing zoning that permits self storage; most of these areas are in locations zoned PD where the Master Plan does not support this use
- Self storage and outdoor storage often have a light industrial or warehouse character including architectural design that conflicts with the Town's design standards. The appearance of new development affects perceptions of the Town, impacts branding/marketing and is an issue of concern to residents

- With the exception of Centennial, most other jurisdictions have not addressed self storage specifically within their regulations and many, like Parker, have existing zoning that is permissive with regard to self storage
- Parker is unique in the fact that the current Master Plan provides direction regarding the location of self storage
- Broadly, there is no intent for surrounding jurisdictions to change their policy regarding self storage in the short term. There is a risk that Parker may become a self storage service center not only for Town residents but the residents of outlying communities and unincorporated Douglas County

### **Regulatory Options**

---

Table 10 articulates a variety of regulatory options including Master Plan amendments, zoning amendments, changes to the Town's design standards and a fee option. With each of these tools there is a range of options from no change to being more permissive to being less permissive. Implementation of policy will most likely require changes to more than one tool and will require further refinement to ensure that the land use policy and zoning amendments support the policy outcome that the Town Council desires.

Table 10: Regulatory Options

<b>Tool</b>	<b>Change</b>	<b>Policy</b>	<b>Pros</b>	<b>Cons</b>	<b>Outcome</b>
Master Plan	More restrictive	Do not recommend allowing self storage and/or RV storage in any Character Area	<ul style="list-style-type: none"> <li>• Preserves land for employment, commercial, residential and institutional uses Provides clear direction for self storage developers</li> <li>• Views self storage land use from a regional perspective</li> </ul>	<ul style="list-style-type: none"> <li>• Singles out a land use that is not recommended to be permitted in the Town thereby limiting our status as a ‘full service’ community</li> <li>• Increases demand for self storage on our periphery</li> <li>• Does not address existing zoning</li> </ul>	No new zoning will allow self storage in the Town
	No change	No Change: Continue to recommend self storage in Light Industrial Character Area	<ul style="list-style-type: none"> <li>• Does not require a policy change</li> <li>• Reaffirms the current policy</li> </ul>	<ul style="list-style-type: none"> <li>• Does not affirmatively change our policy</li> </ul>	No change
	Less restrictive	Expand Character Areas where self storage is permitted	<ul style="list-style-type: none"> <li>• Provides more opportunities for this type of land use</li> <li>• May continue the Town’s policy to be a ‘full service’ community</li> <li>• Releases the land use pressure in the Light Industrial Area and allows for a greater distribution of self storage throughout the community</li> </ul>	<ul style="list-style-type: none"> <li>• Further expands opportunities for self storage to compete against land for employment, commercial, residential and institutional uses Allows for a greater distribution of self storage throughout the community</li> </ul>	Allows for the rezoning and eventually the construction of additional self storage with a wide distribution throughout the community
Zoning	No change	No Change: do not change existing zoning or PD’s	<ul style="list-style-type: none"> <li>• Easy</li> </ul>	<ul style="list-style-type: none"> <li>• Does not resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1</li> </ul>	No change
	More restrictive	Amend zoning and existing PD’s or establish an overlay district to not permit self storage in Town	<ul style="list-style-type: none"> <li>• Preserves land for employment, commercial, residential and institutional uses</li> <li>• Provides clear direction for self storage developers</li> <li>• Views self storage land use from a regional perspective</li> </ul>	<ul style="list-style-type: none"> <li>• May not have property owner support</li> </ul>	No new self storage would be developed in Town
	More restrictive	Amend zoning and existing PD’s or establish an overlay district to not permit self storage outside of the Light Industrial Character Area and allowing it only as a use by special review within the Light Industrial Character Area	<ul style="list-style-type: none"> <li>• Reinforces recommendations of Master Plan</li> <li>• Creates a clear delineation of where self storage may develop in the future</li> <li>• Preserves existing commercial, residential and potential employment areas outside of the Light Industrial Character Area</li> </ul>	<ul style="list-style-type: none"> <li>• May not have property owner support</li> <li>• Does not resolve the concern of self storage competing with light industrial land that could be used for employment</li> </ul>	New self storage only permitted in the Light Industrial Character Area and would be subject to an additional level of review (use by special review)
	More restrictive	Create additional zoning standards through an overlay district that address items such as but not limited to: <ul style="list-style-type: none"> <li>• Distance from arterial roads</li> <li>• Distance from arterial intersections</li> <li>• Distance from specific other facilities and other land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Relatively easy to implement</li> <li>• Does not change existing zoning, though it may impact the ability to develop self storage on certain parcels</li> <li>• Reduces over concentration of self storage in a single area</li> <li>• Preserves important commercial land</li> <li>• Locates self storage away from highly visible location – arterial roads</li> </ul>	<ul style="list-style-type: none"> <li>• Does not specifically address competition for light industrial uses that provide employment</li> <li>• Will be more difficult for developers and the Town to determine whether the use is permitted on a specific site.</li> </ul>	Limits locations of new self storage facilities away from prime intersections, arterial roads, other facilities and incompatible uses.

	More restrictive	Establish an overlay district or amend the code to specifically not permit outdoor RV storage	<ul style="list-style-type: none"> <li>• Relatively easy to implement</li> <li>• Does not change existing zoning</li> <li>• Preserves some commercial and industrial land</li> <li>• Zones out the most visible and least efficient use of land under the self storage umbrella</li> </ul>	<ul style="list-style-type: none"> <li>• Does not fully resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1</li> </ul>	No new outdoor RV storage would be permitted.
Design Standards	No change	No Change: Continue to review self storage against the existing industrial design standards in the Commercial, Industrial and Multifamily Design Standards	<ul style="list-style-type: none"> <li>• No action required</li> </ul>	<ul style="list-style-type: none"> <li>• No Change</li> </ul>	No change
	More restrictive	Amend the Commercial, Industrial and Multifamily Design Standards to create specific enhanced design standards for self storage	<ul style="list-style-type: none"> <li>• Ensures that new self storage facilities meet our residents desires for high quality design and aesthetics</li> </ul>	<ul style="list-style-type: none"> <li>• Does not resolve the zoning concerns that caused the Town Council to approve Ordinances 3.312 and 3.312.1</li> </ul>	New self storage facilities will have a better appearance
Charges/Fees	No change	No change	<ul style="list-style-type: none"> <li>• No change</li> </ul>	<ul style="list-style-type: none"> <li>• No change</li> </ul>	No change
	More restrictive	Implement a storage charge or fee	<ul style="list-style-type: none"> <li>• Potential reimbursement for lost revenue</li> <li>• Could help fund employment initiatives</li> </ul>	<ul style="list-style-type: none"> <li>• Does not solve the underlying land use issue</li> <li>• May require an ordinance amendment, vote or only be applicable in conjunction with annexation.</li> </ul>	Creates a funding source to address impacts of self storage including loss of economic development benefits

## Recommendation

---

It is recommended:

- Self storage should be viewed as a regional service because the Town currently has over the national average of self storage per capita
- Additional self storage land uses should not be permitted in the Town; therefore the Town should commence an amendment to the Parker 2035 Master Plan and Title 13 of the Land Development Code to not allow for the development or construction of mini-warehouses, outdoor storage and related uses, referred to as self storage in this report, within the municipal limits of the Town of Parker for the following reasons:
  - It is in the best interest of the Town to reserve of light industrial land for light industrial uses
  - It is in the best interest of the Town to preserve commercial and retail properties as described in the Parker 2035 Master Plan which currently allow for self storage through outdated Planned Development (PD) zoning
  - It is in the best interest of the Town to maintain a diversity of land uses and economic opportunity
  - The Parker 2035 Master Plan establishes a goal to preserve and expand employment opportunities
  - The Town currently has adequate self storage existing and under construction to meet the community need (above the national average per capita) through approximately 2030 based on current projections

### Sources:

Town of Parker

Douglas County Assessor

Self Storage Association: *An Introduction to Self Storage*

Self Storage Association: *2015-16 SELF STORAGE INDUSTRY FACT SHEET (as of 07/01/2015)*



**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Ryan McGee, AICP, Associate Planner *RM*  
Steve Greer, Deputy Community Development Director *SG*

**Through:** John Fussa, Community Development Director

**Date:** February 11, 2016

**Regarding:** Public Hearing: Robinson Ranch Lot 3 Filing 2 First Amendment - Use by Special Review [Planning Case File No. Z16-001]

**Section I.  
Subject & Proposal:**

**Location:** 12311 Pine Bluffs Way, Unit 115  
Generally located on the southwest corner of Hess Road and Pine Bluffs Way

**Applicant(s):** Veterinary Center of Parker, Dr. Lindsay Mamula

**Proposal:** A Use by Special Review request to allow a Veterinary Clinic use in the Robinson Ranch Planned Development (PD).

**Section II.  
Background:**

**History:** The Robinson Ranch property was annexed in 1998 with Planned Development zoning. Between 2006 and 2010 Robinson Ranch was platted to its current lot, building envelope and easement(s) configuration. The multi-tenant commercial building located on Lot 3 was constructed in 2008.

**Land Use Summary Data:**

**Total Area:** Lot 3 is 2.474 acres (Unit 115 is 2,386 square feet in size)

**Zoning:** Robinson Ranch Planned Development (PD)

**Existing Use:** Uses within the multi-tenant commercial building include personal services, medical office and a tavern restaurant.

**Surrounding Zoning**

**& Land Use:** **North:** Pine Bluffs PD; undeveloped land and residential development

**East:** Robinson Ranch PD; undeveloped and vacant land

**South:** Robinson Ranch PD; undeveloped and vacant land

**West:** Robinson Ranch PD; General Shale clay mine

**Section III.**

**Analysis:**

**Conformance with Land Development Ordinance:**

Lot 3 of Robinson Ranch Filing No. 2 Amendment No. 1 is located in the C – Commercial designated area of the Robinson Ranch PD. The Robinson Ranch PD lists Veterinary Clinics and Hospitals as a Use Permitted by Special Review in C – Commercial. The Veterinary Center of Parker will be located in the eastern most tenant space of the existing multi-tenant commercial building on Lot 3.

**Characteristics of Use:**

The Veterinary Center of Parker will primarily serve domesticated pets such as dogs and cats. Owners and their pets will visit the clinic for routine exams and surgeries. No overnight boarding of animals will occur at this clinic.

**Parking:**

The Town of Parker Land Development Ordinance requires 68 parking spaces for the existing multi-tenant commercial building. There are 103 parking spaces provided on site exceeding the minimum parking requirement. The minimum parking requirements for veterinary clinics is 1 parking space per 400 square feet of ground floor area which is less stringent than the parking requirements the personal services and professional office uses currently occurring on site. Therefore the addition of the veterinary clinic will not negatively impact parking for the development

**Utilities:**

Parker Water and Sanitation District, Xcel Energy and IREA will continue to provide utility service to the development.

**Major Roads, Access and Circulation:**

There are no proposed changes to the existing vehicular access or traffic circulation.

## **Section IV.**

### **Additional Staff Findings:**

The Town of Parker Land Development Code, §13.04.240(f), specifies nine criteria to be used in evaluating zoning requests. If the proposed use meets these criteria, or can meet them subject to reasonable mitigation conditions, the use may be approved.

#### **1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;**

##### ***Applicant analysis and findings:***

VCPI will be located in an existing commercial retail building at Robinson Ranch. There are multiple tenants already occupying the premises in which it is located. There are no proposed outside components to be used by the veterinary facility. No boarding or overnight boarding of animals will occur at this location. Measures are being taken to mitigate the noise to adjacent spaces in the walls and through the ceiling. Poop bags and trashcans will be provided near the front entrance for easy cleanup of animal waste for clients to ensure the surrounding landscape remains free of animal waste. The staff will be required to clean up after every pet as they are walked either with a poop bag or a pooper-scooper. The staff will also be responsible at the end of each working day to walk the premises and clean any waste not picked up by clients to maintain a healthy and clean environment. Any accidents on the premises will be cleaned immediately with animal safe disinfectants. Outdoor trash cans will be emptied every night.

##### ***Staff analysis and findings:***

The applicant is not proposing any changes to the existing, approved site plan or commercial development. The Veterinary Center of Parker is proposing to move into a 2,386 square foot tenant space within the eastern most tenant space of the existing multi-tenant commercial building and will share a wall with the tenant to the west. The applicant has proposed sound deadening insulation in the wall and ceiling separation of the veterinary clinic and adjacent tenant space. The sound insulation will alleviate the potential for noise nuisance from barking dogs into the adjacent commercial tenant space.

The veterinary clinic's proposed hours of operation (7:30 a.m. – 5 p.m.) could be considered less intense in nature than the hours of operation for the existing tavern restaurant and personal service uses occurring on site. No overnight boarding of pets will occur at this veterinary clinic.

The applicant has proposed measures to mitigate potential impacts to landscaping and neighboring businesses by providing pet waste removal bags and trash cans near the veterinary clinic entrance.

The veterinary clinic's actions to mitigate the potential for noise and pet waste impacts will bring the veterinary clinic use into harmony and compatibility with the character of the surrounding neighborhood and uses.

**2. Will be consistent with the Town Master Plan;**

***Applicant analysis and findings:***

VCPI will be located in a retail shopping center already in operation. The Town's Master Plan recommends commercial office and retail space at this location; therefore the use is consistent with the Master Plan recommendations.

***Staff analysis and findings:***

The Town's Master Plan and General Land Use Plan identifies the intersection of Parker and Hess Roads as a Neighborhood Center. The Master Plan identifies Neighborhood Centers as areas that serve the basic needs of surrounding residents. Veterinary services can be considered a basic need for Parker residents and their pets. The veterinary clinic use is consistent with the intent of Neighborhood Centers as identified in the Master Plan.

**3. Will not result in an over-intensive use of land;**

***Applicant analysis and findings:***

VCPI will be built at the end cap of an already existing building. No additional construction will be necessary at Robinson Ranch to accommodate VCPI. The intensity of use has already been established and will not be exceeded.

***Staff analysis and findings:***

The applicant is not proposing any changes to the existing, approved site plan or commercial development. The Veterinary Center of Parker is moving into an existing tenant space in an existing multi-tenant commercial building. The veterinary clinic use will not result in an over-intensive use of the land as the clinic will be moving into an existing tenant space.

**4. Will not have a material adverse effect on community capital improvement programs;**

***Applicant analysis and findings:***

Because VCPI is going into an already established building and will be one of many tenants there is no anticipated adverse effects on community capital improvement programs.

***Staff analysis and findings:***

This use will not adversely affect capital improvement programs as the use will not adversely impact roads, utilities, or storm drains beyond their existing designed capacity. The use will occupy an existing structure and tenant improvements will be designed to accommodate the veterinary clinic use.

**5. Will not require a level of community facilities and services greater than that which is available;**

***Applicant analysis and findings:***

VCPI will not require any additional public services greater than that which is available at Robinson Ranch currently.

***Staff analysis and findings:***

The proposed use will locate into an existing tenant space within an existing building in a designed commercial development. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

**6. Will not result in undue traffic congestion or traffic hazards;**

***Applicant analysis and findings:***

VCPI is located at a stop light on Hess Road and Pine Bluffs Way. As a result of the stop light and a spacious parking lot minimal congestion or hazards of traffic will occur as a result of a new business in operation.

***Staff analysis and findings:***

This commercial area within Robinson Ranch has two vehicular access points from Hess Road and one from Parker Road. Employees, customers and their pets will arrive and depart at various times during the hours of operation of the veterinary clinic. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

**7. Will not cause significant air, water or noise pollution;**

***Applicant analysis and findings:***

VCPI will not cause significant air, water or noise pollution. Medical waste will be removed by professional services. Soundproofed walls between tenant spaces that extend to the ceiling will eliminate noise during brief veterinary visits.

***Staff analysis and findings:***

The applicant has proposed sound deadening insulation within the wall and ceiling separation of the veterinary clinic and adjacent tenant space to the west. This will mitigate sounds normally associated with veterinary clinics such as barking dogs. The applicant's plan for pet waste removal will mitigate the potential (if any) for significant air and water pollution. Therefore the veterinary clinic use will not cause significant air, water or noise pollution.

**8. Will be adequately landscaped, buffered and screened; and**

***Applicant analysis and findings:***

Robinson Ranch has beautiful landscaping around their building. The staff of VCPI will be conscious of the current landscape and take care to have minimal effect. The surrounding areas will be promptly cleaned for waste as well as for general cleanliness.

***Staff analysis and findings:***

The existing on-site landscaping meets the requirements of the Land Development Ordinance. In order to maintain the landscaping and cleanliness of the site the applicant will provide pet waste removal bags and a waste can at the entrance to the vet clinic. The applicant has also stated in their narrative that employees of the veterinary clinic will be responsible for ensuring pet waste is removed and does not negatively impact the existing landscaping.

**9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.**

***Applicant analysis and findings:***

VCPI is proud to offer veterinary services to the Town of Parker. VCPI will be run by a veterinarian with six years of ownership and management experience in the field of veterinary medicine. This facility will provide current and future residents with a facility that's emphasis is on pet wellness and health. It will not be detrimental to the health, safety or welfare of the residents of Parker.

***Staff analysis and findings:***

The Veterinary Center of Parker will provide a necessary service to Parker residents and their pets. The negative impacts created by veterinary clinic uses are minimal if any. The measures being taken by the veterinary clinic to mitigate and eliminate the potential for negative impacts of this use will ensure that the use will not be detrimental to the health, safety and welfare of present or future inhabitants of the Town. The veterinary clinic will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town.

**Section V.**

**Referral Agency Comments:**

Below are the condensed versions of referral responses received from affected agencies:

**Town of Parker Public Works Dept.:**

No comment

**Tri County Health Dept:**

No comment

**Town of Parker Building Dept.:**

No comment

**Intermountain Rural Electric Association (IREA):**

No comment

**Comcast:**

No comment

**Cherry Creek Basin Water Quality Authority:**

No comment

**Town of Parker Comprehensive Planning:**

The Parker 2035 Master Plan defines this area as a Neighborhood Center. Neighborhood Centers should be planned as commercial and mixed use areas that serve the basic needs of the surrounding residents. A veterinarian office of this scale meets the intent of the Parker 2035 Master Plan subject to compatibility with adjoining tenants and any required measures to mitigate impacts.

**Parker Economic Development:**

No comment

**Town of Parker IT:**

No comment

**Town of Parker Police Department:**

No comment

**Fire and Life Safety:**

No comment

**Pine Bluffs HOA:**

No comment

**Douglas County Planning:**

No comment

**Robinson Ranch HOA:**

No comment

**CenturyLink:**

No comment

**Robinson Ranch Metro District:**

No comment

**Parker Water and Sanitation District:**

No comment

**Section VI.**

**Recommendation:**

Staff recommends that the Planning Commission recommend that the Town Council approve the Use by Special Review request to allow a Veterinary Clinic use in the Robinson Ranch Planned Development (PD) with the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on January 8, 2016 shall be the approved Use by Special Review materials.
2. That the applicant submits tenant finish plans that depicts sound deadening insulation within the wall and ceiling separation of the veterinary clinic and adjacent tenant space to the west.
3. That the applicant and/or property owner install a pet waste bag apparatus and an extra trash can(s) on the property to maintain cleanliness and the landscaping on the site.
4. **THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR.** The Community Development Director, upon written request, may grant a ninety-(90) day extension.
5. This approval **DOES NOT** include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.

**Section VII.**

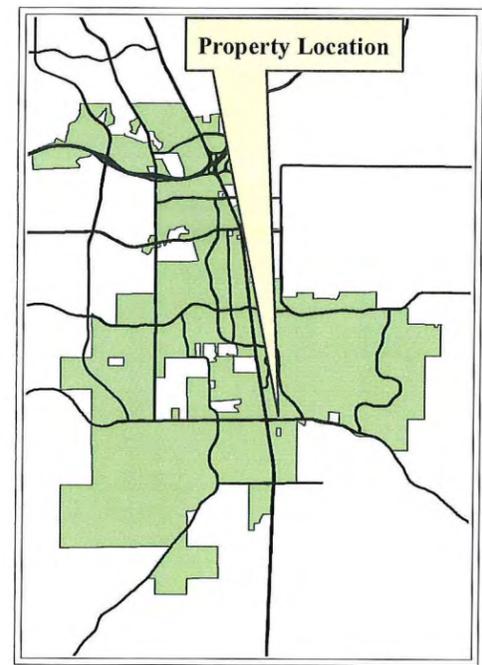
**Attachments:**

1. Vicinity Map
2. Applicant Project Narrative

**Section VIII.**

**Proposed Motion(s):**

*"I move that the Planning Commission recommend the Town Council approve the Use by Special Review request to allow a veterinary clinic use in the Robinson Ranch Planned Development (PD) with the five conditions outlined in staff's report."*



**Legend**

- Site
- Town Boundary
- Parcels

**Robinson Ranch Filing No. 2  
Amendment No. 1 Lot 3  
Use by Special Review**

**Planner: Ryan McGee, AICP  
PC Date: February 11, 2016  
TC Date: February 16, 2016**

**Robinson Ranch Filing No. 2  
Amendment No. 1 Lot 3  
Use by Special Review**

Use by Special Review Application  
Project Narrative

Veterinary Center of Parker, Inc. (VCPI)  
12311 Pine Bluffs Way, Unit 115  
Parker, CO 80134  
[drlindsay@vcparker.net](mailto:drlindsay@vcparker.net)

VCPI will be a small animal veterinary practice serving small animals, including dogs, cats and pocket pets. Lindsay Mamula, DVM, MBA, CVPM (Certified Veterinary Practice Management) has worked in the Castle Rock and Castle Pines area for 12 years. She was the owner of a practice in Castle Pines and was the primary business manager for the practice. Her expertise in veterinary practice management will allow the practice to thrive at the Robinson Ranch building.

VCPI will be located in an existing space leasehold space that will undergo tenant improvement. No boarding will be done at VCPI. Sound mitigation is being done on the ceiling and walls between VCPI and the adjacent space. Noise will be minimal as VCPI is a general practice that will be open during the day with short visits with clients and medical and surgical patients are quiet and sedated.

Poop bags and a trashcan will be provided to clients at the front entrance to encourage clients to clean up their pet's fecal material after going to the bathroom. Each evening the trashcan will be emptied. The VCPI staff will be required to clean up after each pet that is taken out to relieve itself with a poop bag or a pooper-scooper. No fecal material will be left outside and all areas will be cleaned thoroughly if accidents happen. The staff will be trained to take care of the outdoor facilities every evening before close to ensure no fecal material is left for the next business day.

VCPI will be a new business with the potential for growth over the next several years. VCPI business hours are 7:30 am – 5:00 pm Monday through Friday and Saturday 8 am – 12 pm with expansion of hours as growth occurs. As a single doctor practice initially there will be minimal impact to the shopping center with traffic. As more doctors are added in the future parking is plentiful for future staff and clients.