



June 23, 2016

**Sign Code Amendment Public Presentation  
6:00 p.m.**

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**  
June 9, 2016 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC HEARING: PAWNEE DANIELS PARK 345 KILOVOLT  
TRANSMISSION LINE – Use by Special Review (Continued to June 30, 2016)**  
Applicant: Derek Holscher, Public Service Company  
Location: Public Service Company (Xcel) right-of-way corridor, between  
Mainstreet and Chambers Road, bisecting the Town of Parker  
Planner: Patrick Mulready
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



**PLANNING COMMISSION MINUTES  
June 9, 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 Eliana Burke and Kathleen Thayer were present. Alternate Robert Moffitt was absent.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the May 12, 2016 minutes. Commissioner Duane Hopkins seconded; a vote was taken and passed 3:0:2 with Commissioners Sasha Levy and Brent Bitz abstaining due to being absent from the May 12, 2016 meeting.

**CONSENT AGENDA**

None

**PUBLIC HEARING: OPENED: 7:13 P.M. HESS ROAD PUBLIC WORKS FACILITY  
LOT 2 CMRS – Use by Special Review**

Applicant: Town of Parker  
Location: Generally located on the west side of Tammy Lane north of Hess Road  
Planner: Stacey Nerger

Stacey Nerger, Planner, presented the staff report for the Hess Road Public Works Facility Lot 2 CMRS - Use by Special Review. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Use by Special Review request for the CMRS facility at Hess Road Public Works Facility Lot 2 subject to the Parker Municipal Code and as conditioned in staff's report.

Commissioners had no questions for staff.

**APPLICANT PRESENTATION**

Mike Sutherland, Public Works Director and Captain Ron Combs, Parker Police Department gave presentations on the site location and the communication needs to be met with the CMRS proposal.

**PUBLIC COMMENT OPENED**

None

**PUBLIC COMMENT CLOSED**

**PUBLIC HEARING: CLOSED: 7:22 P.M. HESS ROAD PUBLIC WORKS FACILITY LOT 2 CMRS – Use by Special Review**

**PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said the facility appears aesthetically pleasing; compatible with the surroundings; will serve the needs of the community and with staff's conditions it will be an even better project that he can support.

Commissioner Duane Hopkins said this appears to be a good regional site to provide for the technological needs of the community. He said the height of the tower and its location within the setback proposal will be a good site.

Commissioner Brent Bitz said the facility meets the nine criteria for approval; it is a good use for the land and he supported the request.

Commissioner Sasha Levy concurred and supported the request.

Chair Gary Poole concurred; he said it is always good to have system redundancies when it comes to public safety.

Commissioner John Howe moved that the Planning Commission recommend that the Town Council approve the Hess Road Public Works Facility Lot 2 CMRS Use by Special Review, subject to the six (6) conditions listed in staff's report. Commissioner Sasha Levy seconded; a vote was taken and passed 5:0.

**PUBLIC HEARING: OPENED: 7:24 P.M. DRANSFELDT PLACE – Minor Development Plat**

Applicant: Todd Wright  
Location Generally located on the west side of Dransfeldt Road south of Lincoln Meadows Parkway  
Planner: Ryan McGee

Ryan McGee, Planner, presented the staff report for the Dransfeldt Place Minor Development Plat. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Dransfeldt Place Minor Development Plat request, as conditioned in staff's report.

Commissioners discussed with staff:

- the use for the other lots; (*Staff said it is not yet known; other than the current lots requested for recreational vehicle and mini-storage.*)
- the responsible party for construction of Tract A street improvements; (*Staff said the Town will be responsible for construction of the street improvements but the property owner will pay for the improvements.*)

### **APPLICANT PRESENTATION**

Dan Wright, 5175 Raintree, Parker, CO 80134 presented:

- anticipated uses for lots; jobs, revenue, quasi-retail
- no current uses
- like to see Parker grow and prosper

### **PUBLIC COMMENT OPENED**

Michael Sudia, 11688 Spotted Street requested information on the suspension of self-storage development in Town.

Bryce Matthews, Comprehensive Planning Manager, advised Mr. Sudia to contact him for the information.

### **PUBLIC COMMENT CLOSED**

### **PUBLIC HEARING: CLOSED: 7:32 P.M. DRANSFELDT PLACE – Minor Development Plat**

### **PLANNING COMMISSION DISCUSSION**

Commissioner Brent Bitz said he supports the minor development plat request. He said development of the property will bring value to the Town.

Commissioner Sasha Levy agreed. She said the development will bring jobs and revenue to the Town.

Commissioner Duane Hopkins agreed that this parcel needs to be developed and setup properly for commercial uses and job creation. He said he likes the way the lots are setup and he supports the request.

Commissioner John Howe concurred and supported the request.

Chair Gary Poole supported the request.

Commissioner John Howe moved that the Planning Commission recommend that the Town Council approve the Minor Development Plat for Dransfeldt Place subject to the two (2) conditions outlined in staff's report. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

**PUBLIC HEARING: OPENED: 7:34 P.M. CHAMBERS HIGHPOINT - Zoning**

Applicant: Karen Henry, Henry Design Group  
Location: Southwest Corner, E-470 and Chambers Road  
Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff report for the Chambers Highpoint zoning request. Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the zoning request for the Chambers Highpoint Planned Development.

Commissioners discussed with staff:

- the pushback from Economic Development; *(Staff said Economic Development wants something more robust in Planning Area C while Comprehensive Planning wanted commercial development in scale to the site. A compromise was achieved which is reflected in the Development Guide.)*
- the timing on development of the bridge across the creek; *(Staff said the timing will depend upon development of the adjacent planning areas.)*
- maintenance responsibilities for the road; *(Staff said the Town will be responsible for road maintenance.)*

**APPLICANT PRESENTATION**

John Cotten, TTG Engineers, 9222 Teddy Lane, Lone Tree, CO introduced Anthony York, The Henry Design Group, 1501 Wazee Street Suite 1-C, Denver, CO and presented:

- history and location of the site
- worked closely with development of Compark Village South
- agreement to construct Belford Avenue
- able to move forward in the coming weeks
- landscaping plan to enhance the buffers
- roads due to be built and improved with the development
- trail connections with pedestrian and bike access
- responded to all adjacent property owners' development concerns

Commissioners discussed with Mr. Cotten the proposed type of fence at the top of the slope; *(Mr. Cotton said the fence will be a six-foot solid type.)*

**PUBLIC COMMENT OPENED**

The following citizens had comments regarding the buffer area, trail connections, run-off into wells, density and increased traffic:

- Jerri Hill, 12460 N Third Street
- Stacy Tichy, 12332 N Fourth Street
- Charles Buckman, 12460 N Third Street

**PUBLIC COMMENT CLOSED**

Mr. Mulready addressed the concerns:

- the buffer is a 100-foot wide open space area similar to Compark Village South
- trails will connect with widened sidewalks on the bridge over Happy Canyon Creek
- Town of Parker Engineering will examine drainage on the property with submittal of construction plans for mitigation of contaminants
- the proposed density conforms to the 2035 Master plan and multi-family, assisted and senior living uses are allowed
- decisions have not been made on the type of development – multi-family vs. assisted living

Commissioner John Howe discussed with staff if the Grandview Estates residents are able to request split-rail fencing vs. solid fencing for the development.

Mr. Mulready said staff is open to the request but that level of detail won't be available until there is a sketch/preliminary plan.

**PUBLIC HEARING: CLOSED: 8:07 P.M. CHAMBERS HIGHPOINT – Zoning**

**PLANNING COMMISSION DISCUSSION**

Commissioner Duane Hopkins said he doesn't have any pushback with the way zoning is laid out. He said he has questions with Economic Development's comments that some of the permitted uses are not more robust at the intersection of Chambers Road and Belford Avenue. He said overall this site needs to be developed, it conforms to the 2035 Master Plan and he supports the request.

Commissioner John Howe said this is a zoning hearing in the beginning of the process and he is in favor of moving forward by supporting the request.

Commissioner Sasha Levy agreed. She said the request meets the nine criteria for approval, it is consistent with the 2035 Master Plan and she supports the request.

Commissioner Brent Bitz agreed. He said he supports the request at this time, with the understanding that there is additional detail work needed for the development.

Chair Gary Poole concurred that the zoning meets the nine criteria for approval and conforms to the 2035 Master Plan.

Commissioner Sasha Levy moved that the Planning Commission recommend Town Council approve the Chambers Highpoint Planned Development zoning request. Commissioner Brent Bitz seconded; a vote was taken and passed 5:0.

**PUBLIC HEARING: OPENED: 8:09 P.M. WESTCREEK PLANNED DEVELOPMENT – PD Amendment**

Applicant: Sean Sjodin, NexGen Properties  
Location: North of Pine Lane, West of Parker Road  
Planner: Patrick Mulready

Patrick Mulready, Planner, presented the staff report for the Westcreek Planned Development-PD Amendment request. Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Westcreek Planned Development First Amendment request.

Commissioner Sasha Levy discussed with staff if a traffic study was done with staff.

Mr. Mulready said a traffic study was done with the initial plat in 2006 and there is no need for a new traffic study at this time. He said going forward traffic conformance letters are required as site plans are filed on individual lots.

#### **APPLICANT PRESENTATION**

Jodi Newton, Masterworks LLC, 360 E Happy Canyon Road, Castle Rock, presented:

- that she is representing the property owner, NexGen Westcreek Holdings, LLC
- worked through numerous issues from the original development
- development of the lots has been challenging due to depth restrictions
- have a buyer to develop a 200 unit multi-family/mixed-use project to meet walkability requirements
- potential for age-restricted, senior-living for sale development
- potential for development of a hotel
- potential for development of neighborhood retail, restaurants, etc.
- shifted the location of the planning areas but kept the original uses

#### **PUBLIC COMMENT OPENED**

None

#### **PUBLIC COMMENT CLOSED**

#### **PUBLIC HEARING: CLOSED: 8:25 P.M. WESTCREEK PLANNED DEVELOPMENT – PD Amendment**

#### **PLANNING COMMISSION DISCUSSION**

Commissioner John Howe said the proposed development will be an excellent use of the property; he is glad to see a high interest in the development; the value added hotel will be a great asset for the Town; the additional retail is good and the housing will fit quite well. He said it is good to see the property back on the market for development and he supported the request.

Commissioner Duane Hopkins said he agreed. He said it is nice to see the development move forward. He said the way the planning areas have been shifted with the fair amount of residential makes for a walkable, energized development that he supported.

Commissioner Brent Bitz said the small changes maintain the character of the area and the key component for the development is the walkability. He said it is a great development and he supported the request.

Commissioner Sasha Levy said the presentation was very nice and is indicative of a lot of time and effort to put together. She thanked the applicant and staff for the hard work. She supported the request.

Chair Gary Poole said he supported the project that has a thoughtful design. He said the fact that developers are lined up to move forward will improve the corridor.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Westcreek Planned Development First Amendment request. Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

**PLANNING COMMISSION ITEMS**

None

**STAFF ITEMS**

Bryce Matthews reminded the Planning Commission of the study session regarding the update to the sign code and checked with their availability for a quorum at 6:00 p.m. on June 23, 2016 and a public hearing for Xcel transmission lines at 7:00 p.m.

**ADJOURNMENT**

The meeting was adjourned at 8:28 p.m.

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Rosemary Sietsema  
Recording Secretary

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Gary Poole  
Chair