



January 12, 2017

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**
December 1, 2016 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC MEETING: ORDINANCE 3.326 – A Bill for an Ordinance to Amend Sections 13.06.020, 13.06.070 and 13.10.200 of the Parker Municipal Code to Address Development Impacts and Development Standards as They Relate to Multiple-Family Uses Within the Town of Parker**
Applicant: Town of Parker
Location: Town Wide
Planner: Bryce Matthews
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
2017 Comprehensive Planning Project Update
Planner: Bryce Matthews
10. **ADJOURNMENT**



**PLANNING COMMISSION MINUTES
December 1, 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 was Commissioner Robert Moffitt. Alternates Richard Foerster and Erik Frandsen sat for the absent Commissioners Duane Hopkins and Sasha Levy, respectively. Alternate Eliana Burke was present.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the November 10, 2016 meeting minutes. Commissioner Robert Moffitt seconded; a vote was taken and passed 3:0:2 with Commissioners Richard Foerster and Erik Frandsen abstaining due to not being seated for the November 10, 2016 meeting.

PUBLIC HEARING: OPENED: 7:01 P.M. PARKER PLACE HOTEL – Site Plan Push-up

Applicants: Mainstreet Pier, LLC
Location: 19801 Mainstreet
Planner: Patrick Mulready

James S. Maloney, Town Attorney, explained the standards for review of a site plan, as stated in the Land Development Ordinance and what the Planning Commission is able to deliberate on and approve within the purview of the public hearing for the site plan. He said financial aspects are beyond the scope of this hearing; they will be addressed by Town Council and the Parker Authority for Reinvestment.

The Planning Commission had no questions for Mr. Maloney.

Patrick Mulready, Planner, presented the staff report for the Parker Place Hotel - Site Plan.

Mr. Mulready concluded with the determinations in staff's report and recommended the Planning Commission approve the Site Plan for the Parker Place Hotel at Lot 1, Block 1, Parker Central Area Filing 1, as conditioned in staff's report and with an additional condition that approval for the site plan request does not include valet, loading or unloading zone parking places. Mr. Mulready said those components are subject to an additional review and approval under a separate process.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Mike May, MARS Development, 19284 Cottonwood Drive presented:

- local company; partner, Rick Hill
- worked with staff to bring a project to fulfill what Mainstreet's character needs to be
- parking for overnight guests will be available with 29 spaces on site; based on average occupancy, additional parking will be provided by other property owners' parking lots as valet parking
- businesses were chosen based on operational hours to stagger visits, balancing traffic and parking concerns
- retail spaces will be used for small local business owners
- the hotel will be associated with Preferred Hotels and Resorts; proposed to have 51 rooms
- designed to fit on Mainstreet
- read a letter from David A VanLandschoot, Managing Partner of TD Commercial Investments, LLC and President of 1st Asset, LLC (Attachment)

Commissioners discussed with Mr. May:

- the number of employees and where will they park; (*Mr. May said the bulk of employees needing to park will be in the mornings for housekeeping; employees will park in other lots and on the streets.*)

PUBLIC COMMENT OPENED

The following citizens spoke in favor of the site plan based on strengthening the community of Parker; encouraging economic development growth; increased support for existing businesses and increasing local activity within the business community:

- Tina Long, 19767 E Pikes Peak Ave, Parker
- Dennis Houston, 1950 E Mainstreet, Parker
- Nadia Ker, 20330 East Three Pines Ranch Place, Parker
- Dennis Niewoehner, 2916 Fairway View Drive, Castle Rock
- Diane Roth, 8996 Motsenbocker Road, Parker
- Brian Dickman, 11020 S Pikes Peak Drive, Parker
- Shelli Mango, Twenty Mile Central, Parker
- Toni Mango, Twenty Mile Central, Parker
- Jack Hilbert, 21149 Woodside Lane, Parker
- Chris Rawson, 20506 Willowbend Lane, Parker

The following citizens spoke against approval of the site plan based on increased traffic, lack of parking, concerns with neighborhood safety; not recommended location as stated in the Hotel Study, do not believe it conforms to design standards, potential conflict of interest between the developer and Councilmembers, and economic impacts on the taxpayers:

- Lisa Monette, 10796 Foxwood Court, Parker
- Sherika Hagan, 10842 Bayfield Way, Parker
- Cheryl Poage, 20845 Sheffield Place, Parker
- John Gallagher, 22408 Pebble Book Lane, Parker
- Kathleen Garner, 10814 Bayfield Way, Parker
- Joe Oltmann, 10750 Pine Drive, Parker
- Erin Trail, 11045 Sylvan Court, Parker
- Will Trail, 11045 Sylvan Court, Parker
- Virginia Ellis, 22715 E River Chase Way, Parker
- Justin O'Reilly, 12824 Buckhorn Creek Street, Parker
- Terry Dodd, 11450 Marlborough Drive, Parker
- Alyssa Willson, 10792 Foxwood Court, Parker
- Patricia Pearson, 20117 Williamson Drive, Parker
- Sean Richardson, 11056 Tim Tam Way, Parker
- Brittany Yarbrough, 19636 Victorian Drive, #B4, Parker
- Scott Wright, 16745 Rockledge Cove, Parker
- Tom McCann, 11562 Warrington Court, Parker
- Dale Brinker, 20130 Williamson Drive, Parker
- Danny Jones, 12955 Norway Maple Street, Parker
- Jeff Toborg, 11765 Crow Hill Drive, Parker
- Connie Martin, 11868 Mill Valley Street, Parker

PUBLIC COMMENT CLOSED

Commissioner Robert Moffitt asked staff the history of the hotel study.

Bryce Matthews, Planning Manager advised the hotel study was done by the Economic Development Department.

Mr. Mulready restated the item being heard is for a site plan that staff has presented as meeting Land Development Ordinance criteria and recommends approval with 11 conditions.

Mr. Maloney said while parking and traffic may be concerns they are beyond the scope of the site plan process and not to be considered this evening. He said those issues need to be addressed but this is not the place tonight.

PUBLIC HEARING: CLOSED: 8:45 P.M. PARKER PLACE HOTEL – Site Plan Push-up

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said he appreciated everyone’s opinions and he understands the concerns. He said, as Mr. Mulready and Mr. Maloney have pointed out, this is a site plan request that appears to meet the standards with the 11 conditions; and he can support the request.

Commissioner Erik Frandsen concurred.

Commissioner Richard Foerster thanked everyone for coming, sharing their concerns for the Town and speaking their opinions regarding this project. He said he has lived in the Town of Parker for 19 years and traveled downtown many times throughout the day without having traffic problems; at times it may take a few extra minutes. He said the design of the project is consistent with the newer buildings at the east end of town and he said he doesn’t believe a 51 room hotel will impact the traffic flow downtown that much. He said he will support the request.

Chair Gary Poole said our role is to consider the site plan; other concerns will be addressed by the appropriate Town groups.

Commissioner John Howe moved that the Planning Commission approve the site plan request for the Parker Place Hotel at Lot 1, Block 1, Parker Central Area Filing 1, subject to the 10 conditions listed in staff’s report with an 11th condition that this approval does not include valet or loading/unloading zones. These components are subject to additional review and approval through a separate process. Commissioner Robert Moffitt seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: OPENED: 8:51 P.M. TOWN OF PARKER AND DOUGLAS COUNTY INTERGOVERNMENTAL AGREEMENT AND COMPREHENSIVE DEVELOPMENT PLAN FOURTH AMENDMENT

Applicant: Town of Parker
Planner: Ryan McGee

A. ORDINANCE NO 9.71.5

A Bill for an Ordinance to Approve the Fourth Amendment to the Intergovernmental Agreement Between the Town of Parker and the Board of County Commissioners of the County of Douglas Regarding the Fourth Amendment to the Comprehensive Development Plan Between the Town of Parker and Douglas County for Areas Within Their Respective Jurisdictions

B. ORDINANCE NO. 9.70.5

A Bill for an Ordinance to Approve the Fourth Amendment to the Mutually Binding and Enforceable Comprehensive Development Plan Between the Town of Parker and Douglas County for Areas Within the Town of Parker and Douglas County

Ryan McGee, Planner, presented the staff report for the fourth amendment to the Town of Parker/Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the proposed amendment.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Town staff presentation only

PUBLIC COMMENT OPENED

The following citizens spoke in support of the amendment to the IGA:

- Charles H Bucknam, 12460 S Downy Creek Court, Parker
- Jack Hilbert, 21149 Woodside Lane, Parker

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 9:00 P.M. TOWN OF PARKER AND DOUGLAS COUNTY INTERGOVERNMENTAL AGREEMENT AND COMPREHENSIVE DEVELOPMENT PLAN FOURTH AMENDMENT

PLANNING COMMISSION DISCUSSION

Commissioner Robert Moffitt said this is a sensible amendment and he supports it.

Commissioner John Howe said he agreed; the amendment is straight forward.

Commissioner Erik Frandsen concurred.

Commissioner Richard Foerster concurred.

Chair Gary Poole said he echoed Mr. Hilbert's comments that it is nice when the County and the Town work together in the best interest of all.

Commissioner Robert Moffitt moved that the Planning Commission recommend that the Town Council approve Ordinance 9.71.5 and Ordinance 9.70.5 to amend the Town of Parker and Douglas County Intergovernmental Agreement and Comprehensive Development Plan Fourth Amendment. Commissioner John Howe seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: OPENED: 9:02 P.M. BLAIR INDUSTRIAL CENTER LOT 25 – Use by Special Review

Applicant: K-9 State of Mind, LLC, Kari Solberg
Location: 6280 Progress Lane
Planner: Stacey Nerger

Stacey Nerger, Planner, presented the staff report for the Use by Special Review to allow a dog training and boarding facility at Blair Industrial Center, Lot 25. Ms. Nerger concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Blair Industrial Center, Lot 25.

Commissioners discussed the type of fencing proposed for the facility with staff.

Ms. Nerger said the fence will be six-feet, wooden topped with razor-wire.

APPLICANT PRESENTATION

Kari Solberg, 10037 Applewood Drive presented:

- been doing private training for 2 years
- recognized need for this type of training due to behavioral issues for the safety of the animals and the community
- gained experience through working with shelters
- brings positive results for the community

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 9:07 P.M. BLAIR INDUSTRIAL CENTER LOT 25 – Use by Special Review

PLANNING COMMISSION DISCUSSION

Commissioner Robert Moffitt said this is the perfect location for the use.

Commissioner John Howe said there is a need for this service to ensure social acceptance.

Commissioner Erik Frandsen agreed.

Commissioner Richard Foerster agreed.

Chair Gary Poole said as a father to a shelter veterinarian, he understands the need to work with challenging dogs and her work with them. He said he supports the request for a service the Town can use.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Blair Industrial Center Lot 25 Use by Special Review request to allow a dog training and boarding facility with the five conditions outlined in staff's report. Commissioner Richard Foerster seconded; a vote was taken and passed 5:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Staff reminded the Planning Commission that the December 8, 2016 meeting is cancelled; the next meeting will be January 12, 2017.

ADJOURNMENT

The meeting was adjourned at 9:09 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair

DRAFT



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Bryce Matthews, Planning Manager *BM*

Through: Jason Rogers, Deputy Community Development Director

Date: January 12, 2017

Regarding: Public Meeting:
ORDINANCE 3.326 – A Bill for an Ordinance to Amend Sections 13.06.020, 13.06.070 and 13.10.200 of the Parker Municipal Code to Address Development Impacts and Development Standards as They Relate to Multiple-Family Uses Within the Town of Parker

**Section I.
Subject & Proposal:**

Location: Town wide

Applicant: Town of Parker

Proposal: The Town proposes to amend Sections 13.06.020, 13.06.070 and 13.10.200 of the Parker Municipal Code regarding development standards relating to multi-family residential housing. The proposed interim revisions to the Commercial, Industrial and Multi-Family Residential Design Standards will ensure that new multi-family residential development is contextual and reconciles with existing neighborhood characteristics, incorporates high quality design/materials and promotes the public health, safety and welfare through attractive, safe and well-designed development.

**Section II.
Background:**

History: Parker has experienced increased growth and development arising from the strong regional economy, population growth and an improved housing market since the great recession ended in 2009-10. As part of this trend, the Town has undergone a significant increase in multi-family residential development activity since 2014.

For example, there are currently an estimated 1,998 multi-family residential units in the development pipeline under active construction or with a pending land use application. This represents the majority of current residential development activity in the Town. Planned build out of the community over the next 25+ years could include around 3,000 more multifamily units. The trend raises concerns about appropriate architecture/urban design, maintaining community character and the promotion of high quality development.

The Town has received significant public input regarding recently approved and completed projects through public outreach for other planning projects, social media and direct contact in which the public has noted the following concerns:

- Parking
- Architectural design
- Open space/landscaping
- Building location and massing on the site
- Impacts on existing infrastructure

The Town of Parker released a Request for Proposals (RFP) to hire a consultant to update the Town Design Standards; the process will take approximately 8 months. These code amendments intend to establish interim code improvements that respond to these public concerns.

Section III.

Analysis:

For 2016, the Town has issued building permits for 390 multi-family residential units, grading permit(s) for 294 multi-family residential units and has 444 multi-family residential units in site plan review through December 1, 2016. The trend of strong multi-family residential growth will continue in 2017 and the Town desires to ensure that future multi-family residential development is of a high quality and maintains community character without suspending the construction of such uses within the community.

The proposed amendments include:

Section 13.06.020 General Requirements: The proposed amendment will require a Condominium Unit Map for all multi-family residential development. The Town does not control whether units are rented or sold; however, an established Condominium Unit Map allows an owner to convert rental units to for-sale units. This does not require the owner to sell the units.

Section 13.06.070 Landscape Regulations: In 2014, the Town amended this section to reduce the required landscaping for multi-family developments from 45% to 35%. The Town proposed amendment would increase the required multi-family landscaping back to 45% to ensure adequate on-site landscaping for multi-family projects.

Commercial, Industrial and Multi-family Residential Design Standards Update: The proposed amendments to the Design Standards for multi-family residential development are as follows:

- Describe the desired height of multi-family residential adjacent to single-family residential to transition massing
- Use public/private roads to break up the ‘complex’ into walkable blocks
- Use open space and parking to break up and reduce monotony of design
- Locate parking interior to the site
- Require a variation in building types and designs within a complex, similar to our requirement for variations of single-family homes along a street
- Require horizontal variations on the façade
- Set a standard for the amount of masonry and a maximum limit for the amount of EIFS and stucco
- Establish a minimum of three colors for each building
- Update the Neighborhood Centers section of the Design Standards to align with the current Master Plan
- Update the Community Centers section of the Design Standards to align with the current Master Plan
- Change Regional Centers (old Master Plan) to Highway Commercial Centers and align with the desired outcomes from the current Master Plan.

Section IV.

Recommendation:

Staff recommends that the Planning Commission recommend that the Town Council approve Ordinance No. 3.326 amending the Land Development Ordinance regarding multi-family landscaping requirements, Condominium Unit Maps and the Commercial, Industrial and Multi-Family Residential Design Standards.

Section V

Attachments:

1. Ordinance No. 3.326
2. Blackline of proposed amendments to the Commercial, Industrial and Multi-family Residential Design Standards

Section VI.

Proposed Motion(s):

“I move that the Planning Commission recommend Town Council approve Ordinance No. 3.326 amending the Land Development Ordinance regarding the multi-family landscaping requirements, Condominium Unit Maps and the Commercial, Industrial and Multi-Family Design Standards.”

ORDINANCE NO. 3.326, Series of 2017

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTIONS 13.06.020, 13.06.070 AND 13.10.200 OF THE PARKER MUNICIPAL CODE TO ADDRESS DEVELOPMENT IMPACTS AND DEVELOPMENT STANDARDS AS THEY RELATE TO MULTIPLE-FAMILY USES WITHIN THE TOWN OF PARKER

WHEREAS, the Town Council of the Town of Parker approved Resolution No. 12-106, Series of 2012, to adopt the Town of Parker 2035 Master Plan (the "Master Plan");

WHEREAS, the Master Plan, Chapter 7: Community Appearance and Design, establishes the following goals:

1. Preserve and protect the quality of life within our existing residential neighborhoods.

1.A. When reviewing development proposals adjacent to and within existing neighborhoods, ensure that the development demonstrates compatibility with, and sensitivity to, existing neighborhood characteristics in terms of housing, quality, density, building height, placement, scale and architectural character.

2. Housing in all forms will be constructed of high quality materials and designed to create safe and attractive neighborhoods. Special attention shall be given to building massing, form and variation to prevent the repetition of similar homes or building complexes.

WHEREAS, the Master Plan, Chapter 8: Housing and Neighborhoods, establishes the following goal:

5. Increase the homeownership rate with an emphasis on creating opportunities for all income levels.

WHEREAS, the Town Council adopted the Town of Parker Architectural and Design Standards for Commercial, Industrial and Multi-Family Projects (the "Design Standards") on November 1, 1999;

WHEREAS, the Town Council adopted minor updates to the Design Standards on September, 22, 2003, June 16, 2008, and April 17, 2015;

WHEREAS, the Town of Parker has more than doubled in population and has changed significantly since 1999, when the Commercial, Industrial and Multifamily Residential Design Standards were originally adopted;

WHEREAS, the Town has currently seen a significant increase in multifamily construction with building permits for 390 multifamily units, a grading permit for 294 multifamily units, and 444 multifamily dwelling units in site plan review through December 1, 2016. This rate of multifamily construction is outpacing the number of single-family units being constructed;

WHEREAS, the Town has received multiple inquiries related to the development of multifamily uses;

WHEREAS, the current and foreseeable development trend recognizes a shift in the market for new houses, and multifamily development in the Town is targeting significant build out to attract the socio-economic demographic once typical of traditional housing with value and lifestyle choices to provide an unmet housing need;

WHEREAS, the Town, in response to development trends, has planned for approximately 3,000 additional multifamily units over a 20-year period; however, the Town lacks zoning regulations and design standards to manage sustainable and quality growth;

WHEREAS, infill multifamily development has the opportunity to leverage existing public infrastructure, as this cost does not need to be underwritten; therefore, making it a major infill growth driver for future development cycles;

WHEREAS, multifamily development, in regard to design and amenities in the Town, is not comparable to multifamily products within the surrounding jurisdictions;

WHEREAS, the Town has received significant public input regarding recently completed multifamily projects through public outreach for planning projects, social media, and direct contact, in which the public has noted the following concerns:

- Parking
- Architectural design
- Open space/landscaping
- Building location and massing on the site
- Impacts on existing infrastructure

WHEREAS, building architecture, building technology and materials have changed significantly since 1999;

WHEREAS, one of Town Council's highest priorities is to complete and update the Design Standards;

WHEREAS, the Town released a Request for Proposals (RFP) on December 15, 2016, to hire a consultant to rewrite the Design Standards during 2017, and the Town desires to ensure that multifamily development approved during the 2017 rewrite of the Design Standards is of a high quality, without suspending the construction of multifamily within the Town;

WHEREAS, the Town adopted Ordinance No. 3.231.2 on June 2, 2014, amending Section 13.06.070 to reduce required landscaping for multifamily developments from 45% of the project area to 35% of the project area. The Town has determined that 35% is not an adequate amount of landscaping for multifamily developments;

WHEREAS, the Planning Commission reviewed the proposed amendments to the Land Development Ordinance contained herein on January 12, 2017, and recommended approval to the Town Council; and

WHEREAS, the Town Council finds and determines such legislation is immediately necessary for the reasons contained within these Recitals.

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

Section 1. Section 13.06.020 of the Parker Municipal Code is amended thereto by the addition of a new Subsection (c), which is to read as provided below, and existing Subsection (c) is re-lettered Subsection (d), existing Subsection (d) is re-lettered Subsection (e), existing Subsection (e) is re-lettered Subsection (f), existing Subsection (f) is re-lettered Subsection (g), existing Subsection (g) is re-lettered Subsection (h), and existing Subsection (h) is re-lettered Subsection (i):

13.06.020 General requirements.

* * *

(c) All site plans for multiple-family development will require ~~an approved~~ **the preparation of a** Condominium Unit Map as described in ~~Section Subparagraphs~~ **13.10.230(f)(1), (2), and (4) through (14) (the “Initial Condominium Unit Map”)**. ~~A~~ **The Initial** Condominium Unit Map ~~may shall~~ be submitted simultaneously with the proposed site plan ~~upon approval of the Planning Director. In such cases, approval of the site plan application may be made conditional upon the final approval of the Condominium Unit Map. The property owner may, following the approval of a site plan for a multiple-family development, convert the Initial Condominium Unit Map into a Condominium Unit Map that will allow for the sale of individual units upon compliance with Section 13.10.230, as amended~~ **Condominium Unit Map shall not be interpreted as a requirement to sell units individually.**

Section 2. Paragraph 13.06.070(1)(3) of the Parker Municipal Code is amended to read as follows:

13.06.070 Landscape regulations

* * *

(l) Minimum site landscaping standards.

* * *

(3) No multiple-family development shall allocate less than ~~thirty forty-~~ five percent (~~4535~~%) of the developed area for landscaping, except for development in the Historic Center and Pikes Peak Center, which are subject to the provisions contained within the Greater Downtown District standards and guidelines. Development within the Town Center and Twenty Mile Center may count public plazas in the calculation.

Section 3. Subsection 13.10.200(a) of the Parker Municipal Code is amended to read as follows:

13.10.200 Town of Parker Architectural and Design Standards for Commercial, Industrial and Multiple-Family Projects.

(a) Adoption of Design Standards by reference. The Town of Parker Architectural and Design Standards for Commercial, Industrial and Multiple-Family Projects, dated October 8, 1999, and ~~last~~ amended on ~~July 21, 2008~~ **January 17, 2017** ("Design Standards"), and prepared by the Town, are hereby adopted by reference as if set forth herein. Copies of the Design Standards are on file with the Planning Department, may be inspected by any person and are available for sale between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Section 4. 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 5. 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 6. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2017.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____,
2017.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

**PROPOSED CHANGES TO
COMMERCIAL, INDUSTRIAL AND MULTIFAMILY RESIDENTIAL DESIGN STANDARDS
JANUARY 3, 2016**

I. INTRODUCTION

Relationship of the Design Standards to Other Planning Documents

These Design Standards are in addition to the standards and requirements identified in the Land Development Code except for those properties located within the Greater Downtown District Historic Center and Pikes Peak Center as described in Section 13.04.110. New developments, alterations to existing structures and changes of use shall require that the properties be in compliance with the Land Development Code and the Commercial, Industrial and Multifamily Design Standards. Modification of an existing building or change of use in an existing building shall be reviewed in accordance with section 13.04.230 Nonconforming Situations as stated in the Land Development Code or as may be amended from time to time. While these standards are intended to be consistent with the Land Development Code there may be occurrences where there is a conflict between the two documents. In the event that a conflict is discovered, the stricter of the two standards shall apply.

V. MULTI-FAMILY RESIDENTIAL

V.1.A. Adjacent Sensitivity

- 1) New multifamily buildings adjacent to existing single-family residential uses shall not exceed 30 feet in height and 2 ½ stories. The height of a multifamily building may exceed 30 feet and 2 ½ stories in the event at least one foot of setback for every foot of building height from the shared property line, with a minimum setback of 50 feet.
- 1)2) Buildings on sites adjacent to stream corridors and wetland areas shall be set back a minimum of 20 feet from the edge of the 100 year floodplain as shown on the most current FEMA map or from the edge of wetlands as shown on the most current Corps of Engineers map.
- 2)3) The design of site improvements shall minimize cut-and-fill in order to preserve the general character of the existing terrain and to minimize drastic differences between adjacent developed and undeveloped sites.
- 3)4) Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Terraced walls landscaped with live plantings between walls shall be permitted.
- 4)5) Development sites that include visually significant ridgelines shall limit the extent of building on top of the ridgeline, or rooflines that protrude above the ridgeline to 20 percent of the total length of the ridgeline within the property boundaries. Visually significant ridgelines are the top 25% of a natural topographic ridge that rises at least 50' above the adjacent land over a distance of 150' or less.
- 6) Where the development seeks to deviate from the standards above, the development shall comply with the use by special review process outlined in Title 13 of the Municipal Code.

V.1.B. Site Development

Intent: Organize multifamily residential developments to create a sense of place and neighborhood.

- ~~1) Structures, open space, and parking areas shall be grouped or clustered to avoid the monotony of continuous rows of building walls, and to allow visual access into the development~~

V.1.CB. Building Location and Orientation Site Planning

Intent: Orientation of buildings in multifamily developments shall reduce and minimize their apparent visual mass from adjacent single-family neighborhoods and minimize exposure to adjacent commercial or industrial areas.

- 1) Development shall provide walkable block lengths that range from 400 feet to 660 feet.**
- 2) Development shall connect streets, pathways, and trails to the larger public street network and Town open space system.**
- 3) Structures, open space, and parking areas shall be grouped or clustered to avoid the monotony of continuous rows of building walls, and to allow visual access into the development.**

~~1)4)~~ In order to provide visual interest within projects, buildings shall be sited at slightly varying angles, and not lined up on minimum setbacks and/or parallel to one another or to roadways or parcel boundaries. Nor shall they be sited end-to-end, creating visual “alleys” within a project. See Figure 5.1.

~~2)5)~~ Standards V.1.B.1 ~~and~~ **through V.1.CB.14** can be waived if a project demonstrates the key principles of a new urbanist development, including a compact, pedestrian-oriented neighborhood, with clearly defined and centrally located useable public spaces, a grid or modified grid street pattern, and building entrances fronting streets. See Figure 5.2.

~~3)6)~~ Buildings shall be oriented in a more perpendicular than parallel fashion to adjacent single family homes and commercial or industrial areas.

~~4)7)~~ Where parallel orientation is necessary, building setbacks shall be increased one foot for every foot of building height.

V.1.DC Pedestrian Access

(No change to text)

V.1.ED Vehicular Access **and Parking Layout**

Intent: Create an automobile circulation system that provides for safe and efficient movement within and between multifamily properties. See Figure 5.4.

- 1) Surface parking lots shall be located internal to the site and to the side and/or to the rear of buildings with appropriate landscaping and screening in the perimeter setback. The Planning Director may approve parking adjacent to the public right of way (between the building and the public right of way) where a minimum of the following are met:**

- a. The site shape, topography or existing easements create a hardship upon the ability to locate parking to the side or rear
 - b. The site design includes enhanced landscaping and screening between the parking lot and the public street
 - c. The site design includes improved pedestrian access across the parking lot connecting the street with the buildings
- 2) Parking shall not be located adjacent to open space unless it is public parking intended to provide access for residents and non-residents to the facility. The Planning Director may approve parking adjacent to open space and parks where there is an identified public benefit or it improves site plan design including but not limited to:
- a. The site shape, topography or existing easements foreclose upon the ability to locate parking to the side or rear
 - b. The site design includes enhanced landscaping and screening between the parking lot and the public street
 - c. The site design includes improved pedestrian access across the parking lot connecting the street with the buildings
- 1)3) All multifamily development shall provide internal automobile connections to adjoining local or collector streets.
- 2)4) Multifamily development sites between 5 and 15 acres shall include a minimum of one public street or private drive, with detached sidewalks and tree lawns, that is continuous through the site, and connects to a public street on both ends (referred to as a through-access drive).
- 3)5) Multifamily development sites greater than 15 acres shall include a minimum of two through-access drives.
- 4)6) Through access drives shall be consistent with, and aligned with, local streets in adjacent existing development areas.
- 5)7) Landscaped parking courts, loop streets, and innovative street designs shall be encouraged to ensure privacy, safety, and visual diversity

V.2.A Mass and Scale

Intent: Multifamily buildings shall maintain a scale appropriate to surroundings. See Figure 5.7.

- 1) If a building is three-stories or more, it shall incorporate a base, middle, and cap to further articulate mass and scale. Building materials from V.2.B.2.a through i shall be applied to distinctly distinguish the base, middle, and cap.
- 1)2) Building mass shall be suitable relative to both lot size and setbacks, and may require “stepped-back” designs that place greater height and mass away from the street. Height may also be stepped down adjacent to single-family homes to provide a visual transition.
- 2)3) The mass of buildings shall be broken down up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form.
- 3)4) Building designs should incorporate visually heavier and more massive elements at their base, and lighter elements above these components. A second story, for example, ~~should~~ shall not appear heavier or demonstrate greater mass than that portion of the building supporting it.

V.2.B Architectural Elements and Articulation

Intent: Create an image of high quality multifamily residential development with a sense of neighborhood.

- 1) **Multifamily development shall incorporate building variations to create distinct buildings and/or enhance architectural designs. Based on the number of buildings in the development, sites shall be in accordance with the table below. Distinct building design shall be defined as incorporating the mandatory treatments and a minimum of 5 different treatments from V.2.B.2.a through i, for each building. Similar buildings of the same design in different configurations does not meet the definition.**

Building Design Variations	
Number of Buildings in Development	Minimum number of Building Variations
<u>1</u>	<u>1</u>
<u>2-4</u>	<u>2</u>
<u>5-8</u>	<u>3</u>
<u>9 or more</u>	<u>1 per every 3 buildings</u>

- 1)2) Building fronts **façades** are encouraged to include articulation such as bays, insets, or porches or stoops related to entrances and windows **shall incorporate the following to distinctly articulate elevations:** See Figure 5-8
- a. **Balconies**
 - b. **Bay or box windows with a minimum 12-inch projection from the façade plane**
 - c. **Porches or covered entries or ground-level arcades**
 - d. **Dormers**
 - e. **Variation in materials (mandatory)(see V.2.C. for more information)**
 - f. **Variation in colors (mandatory)(see V.2.D. for more information)**
 - g. **Variation in roof forms (mandatory)(see V.2.E. for more information)**
 - h. **Variation in window size and shapes (mandatory)**
 - i. **Window and door trim and moldings**
 - j. **Architectural lighting**
 - k. **Three-dimensional cornice treatments or Eaves with exposed rafter or a minimum six-inch projection from the façade plane (mandatory)**
 - l. **Reveals**
 - m. **Architectural banding**
 - n. **Vertical architectural treatment (a minimum of 6 inches in width)**
 - o. **Art work or bas relief**
 - p. **Other facade treatments as agreed to by the Community Development Director.**
- 3) **Where the development seeks an innovative or iconic design that deviates from the standards above, the development shall comply with the use by special review process outlined in Title 13 of the Municipal Code.**
- 2)4) Encourage façade articulation and articulation elements **through changes in building volume, recesses,** building breaks, changes in wall planes **horizontally and vertically to**

avoid long, monotonous walls. For structures 3 floors or less, facades greater than 25 feet in length, measured horizontally, shall incorporate projections or recesses a depth of x feet for at least 20 percent of the façade length. For structures 4 floors or greater, facades greater than 50 feet in length, measured horizontally, shall incorporate projections or recesses a depth of x feet for at least 20 percent of the façade length.

V.2.C Building Materials

Intent: Building materials shall present an image of high quality and permanence.

- 1) All multifamily developments shall be constructed with exterior building materials and finishes that are of high quality, permanence and durability, such as, but not limited to: natural wood, Masonite and shingle siding, other types of wood siding, stucco, brick, stone, and water managed EIFS.
- 2) **Masonry**
 - a. **Three-stories and less:**
 - i. **A minimum of 75% of the first floor siding must be masonry on the first floor**
 - ii. **Upper floors shall have a minimum of 50% the siding be masonry**
 - b. **Four-stories and more**
 - i. **A minimum of 50% of the siding must be masonry on the first floor**
 - ii. **Upper floors shall include masonry elements, columns or features that extend the full height of the building.**
- 3) **Stucco or water managed EIFS:**
 - a. **Shall not be visible on elevations that front a public street.**
 - b. **Shall not exceed 25 percent of the exterior buildings materials on buildings three-stories or less.**
 - c. **Shall not be located on the ground floor facades.**
 - d. **If the development is three-stories or less, stucco or water managed EIFS shall not be located on the first two floor facades.**
 - e. **If the development is three stories or more, stucco or water managed EIFS may be applied to second floor or above in combination with a masonry material.**
- 2)4) Exterior building materials shall not include the following: rough sawn or board and batten wood, smooth-faced or gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, or standard single or double tee concrete systems.
- 3)5) Predominant roof materials shall be high quality, durable materials such as, but not limited to: wood shake shingles and clay or concrete tiles. Other materials, such as composition wood and asphalt shingles and standing-seam metal roofs, will be considered on a case-by-case basis.
- 4)6) Applicants are required to submit a sample material board.
- 7) **Where the development seeks to deviate from the standards outlined in V.2.C.1 through V2.C.3, the development shall comply with the entitlement process outlined in Title 13 of the Municipal Code.**

V.2.D Colors Intent: Exterior colors shall be aesthetically pleasing and compatible colors with nearby structures

- 1) **The applicant shall apply a minimum of 3 colors to each building elevation.**
- 2) Intense, bright, black, or fluorescent colors shall not be used as the predominate color on any wall or roof of any primary or accessory structure.
- 3) **Colors shall be used to create a visually interesting and creative façade that serves as a focal feature for the building. Colors found in the natural terrestrial environment (beige, brown, tan, etc.) are encouraged to be used as an accent color to highlight main architectural features or the predominant color scheme on the building.**
- 4) Applicants are required to submit a sample color palette board.

VI. NEIGHBORHOOD CENTERS

A Neighborhood Center is described in the Parker 2035 Master Plan as follows:

Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store.

Other compatible uses such as small offices, recreational uses and restaurants are also permitted.

Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined.

Higher density residential is appropriate in these Centers as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.

is a concentration of commercial and service uses that serve adjacent neighborhoods. Neighborhood Centers are located at key intersections throughout Town and are conveniently located to serve pedestrians and bicyclists, as shown in Figure 6.1. Therefore, the Neighborhood Center standards have more stringent pedestrian requirements, with more street-oriented building provisions than the auto-oriented Community and Regional Centers. These sites are not appropriate for businesses serving regional users. Neighborhood Centers are located at the following intersections:

- Mainstreet at Jordan Road
- ~~Mainstreet at Dransfeldt~~ **Mainstreet and Chambers Road**
- Lincoln Avenue at Jordan Road
- **Lincoln Avenue and Pine Drive**
- Hess Road at Parker Road
- **Hess Road and Motsenbocker**
- **Pine Drive and Lincoln Avenue**

- Hess Road at Jordan Road
- Heirloom Parkway and Chambers Road
- Stroh Road and Motsenbocker Road
- Stroh Road and Chambers Road
- North Pinery Parkway and Bayou Gulch Boulevard

Goals and Objectives

The primary goals for these areas are to:

- Encourage the concentration of appropriately pedestrian-scaled developments that conveniently serve shopping and service needs for adjacent neighborhoods.
- ~~Discourage regionally-scaled developments whose traffic volumes and services will not fit well in these locales.~~
- Promote safe and efficient pedestrian access for surrounding neighbors to and between sites.
- ~~Encourage a lower density and building height than is allowed in Community Centers.~~

General Provisions

- 1) Convenient pedestrian and bicycle access shall be provided to all Neighborhood Centers.
- 2) A maximum of 25 percent of parking shall be located between the primary structure and the primary access road to create a pedestrian oriented environment.
- 3) Developments shall be encouraged to provide a patio or seating area, or a pedestrian plaza with benches and flowerbeds. All developments are required to provide trash receptacles and bicycle racks.
- 4) Significant entry features shall be provided, including but not limited to, landscaping, **public art**, **notable architectural features** and **distinctive** signage.
- 5) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- 6) Each point at which the system of sidewalks crosses a parking lot or street shall be clearly marked through a change in paving materials, height, texture, or distinctive colors.
- 7) Each site shall provide at least two of the following: a water feature, clock tower, public art, natural feature or other deliberately shaped focal point

VII. COMMUNITY CENTERS

A Community Center is described in the Parker 2035 Master Plan as follows:

Community Centers are areas that are larger than Neighborhood Centers and have a larger market area, serving multiple neighborhoods. Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office

components within an entire Community Center should range from 250,000 to 500,000 square feet combined.

is a concentration of multi-neighborhood scale commercial uses that serves the needs of several neighborhoods. The intensity of uses are generally higher than those found in a Neighborhood Center. Community Centers are located at major crossroads within Town and are visual focal points which provide ties between various distinct districts within Town, as shown in Figure 7.1. Community Centers are located at the following intersections:

- ~~Mainstreet at Parker Road~~ **Hess Road and Chambers Road**
- ~~Lincoln Avenue at Parker Road~~ **North Pinery Parkway and J. Morgan Boulevard**
- Stroh Road at Parker Road
- ~~Hilltop at Parker Road~~

Goals and Objectives

The primary goals for these areas are to:

- Emphasize important focal points between neighborhoods.
- Encourage the concentration of appropriately scaled developments that serve multiple neighborhoods while avoiding strip development patterns.
- Encourage the development of businesses that provide a variety of products and services that will benefit the local community and neighborhoods.
- Promote safe and efficient pedestrian and bicycle access for surrounding neighbors to and between sites.
- ~~Encourage a lower density and building height than is allowed in~~
- ~~Regional Centers, but a greater density and building height than is allowed in Neighborhood Centers~~

General Provisions

- 1) Building heights shall relate to preserving views of the mountains to the west.
- 2) Significant entry features shall be provided, including but not limited to, landscaping, **public art, notable architectural features** and **distinctive** signage.
- 3) Distinctive landscaped areas **and gateway features** shall be provided at project entries and at intersections of public streets adjacent to the project. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. A mixture of shrubs, ornamental trees, flowers, and/or ground cover around sign bases, and at curb returns near site entrances shall be planted.
- 4) Each site shall provide at least two of the following: a water feature, clock tower, public art, natural feature or other deliberately shaped focal point.

VIII. REGIONAL HIGHWAY COMMERCIAL CENTERS

A Regional Center Highway Commercial Center is described in the Parker 2035 Master Plan as follows:

Located at major intersections along E-470 these Centers overlay other Character Areas and the land uses may also focus on the demands of the traveling public and the needs of residents returning to or leaving Parker. Appropriate uses in these areas include those of the underlying Character Areas, but also contemplate uses such as convenience retail with gas stations and hotels.

is a concentration of commercial uses that serve the wider regional community and attracts regional interest to Parker. Regional **Highway Commercial** Centers are located at key entryways into the Town and are visual focal points which provide ties between the Town and the surrounding region, as shown in Figure 8.1. Regional Centers are located at the following intersections:

- E-470 at Parker Road **Chambers Road**
- E-470 at Jordan Road

Goals and Objectives

The primary goals for these areas are to:

- Encourage development of businesses, **including highway oriented businesses** that provide a variety of products and services that will benefit the local community, **travelers** and surrounding region.
- ~~Create a visible skyline to differentiate Regional Centers as more significant activity areas than surrounding areas.~~
- Preserve views to and from Regional **Highway Commercial** Centers and major thoroughfares.
- Promote safe and efficient vehicular access within and between sites.
- ~~Encourage greater density and building height than is allowed in Community Centers.~~

General Provisions

- 1) ~~Building height or density on the fringe of the Center shall step down in order to create transitions to surrounding areas.~~
- 2) Buildings taller than four stories located within 100 feet of the E-470 multi-use easement and visible from E-470 shall have their tallest portion oriented so that the long axis is perpendicular to E-470.
- 3) A higher intensity of landscaping shall be provided than is required for other Centers.
- 4) Pedestrian and bicycle access to adjacent public right-of-way shall be provided to connect pedestrians and cyclists to the regional trail corridor within the E-470 multi-use easement.
- 5) Significant entry features shall be included. Examples include but are not limited to, **distinctive** landscaping and signage, fountains, decorative walls, public art, etc.
- 6) Set-aside areas for public use or public amenities shall be provided to create a central focal point **where appropriate**.
- 7) Each site shall provide at least two of the following: a water feature, clock tower, public art, natural feature or other deliberately shaped focal point.