



January 26, 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**
January 12, 2017 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC HEARING: LOT 1 OLDE TOWN AT PARKER FILING 1A 1ST AMENDMENT– Use by Special Review**
Applicant: Canine Country Club, Kristen Hjelm
Location: 17002 Mainstreet, Unit K
Planner: Ryan McGee
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES
January 12, 2017

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 and Sasha Levy; Alternate Eliana Burke, present and seated for the absent Commissioner Robert Moffitt; Alternate Richard Foerster present; Alternate Erik Frandsen absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the December 1, 2016 meeting minutes. Commissioner Eliana Burke seconded; a vote was taken and passed 3:0:2; with Commissioners Duane Hopkins and Sasha Levy abstaining due to being absent from the December 1, 2016 meeting.

CONSENT AGENDA

None

PUBLIC MEETING: OPENED: 7:03 P.M. ORDINANCE NO. 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
Planner: Bryce Matthews

Bryce Matthews, Planning Manager, presented the staff report for the amendment to the Commercial, Industrial and Multi-Family Residential Design Standards (CMIF). Included in the presentation was input received since publication of the staff report regarding:

- requirement to have a reduced building height (30') adjacent to single-family residential is not worded clearly
- initial Condominium Unit Plat requirement may effect financing for affordable housing
- increase in landscaping requirements may have an effect on unit yield for developers
- design standards will increase development costs

Mr. Matthews concluded with the determinations in the staff report and recommended the Planning Commission recommend Town Council approve Ordinance No. 3.326 amending the Land Development Ordinance regarding multi-family landscaping, design standards, Condominium Unit Maps with the following changes:

1. Allow for a hardship waiver of the requirement for an 'Initial Condominium Unit Map'
2. Amend V.1.A. 1.0 of the Design Standards to more clearly define the intent of the transition in height from single-family to multi-family neighborhoods

Commissioners discussed with staff:

- if the proposal quantifies site interior parking count requirements; *(Staff said the proposed amendment does not address actual parking count requirements.)*
- if the requirements in the proposal will apply to existing permitted multi-family units; *(Staff said any multi-family applications in process prior to the approved proposal will not be subject to the new design standards; all multi-family applications after approval by Town Council will be required to meet the new design standards.)*
- since this amendment is temporary, will there be another public hearing to approve the final CMIF design standards; *(Staff said yes, the Town has released a request for proposal to create new design standards that is projected to take eight months; the results of new design standards will come before the Planning Commission for a public hearing.)*
- the need for the interim amendment; *(Staff said the intent is to increase the quality of multi-family products currently coming into the Town until the new design standards can be adopted.)*
- will the new design standards be rolled into the Master Plan; *(Staff said the new design standards will replace the current CMIF design standards that will be built on the Master Plan.)*

Jason Rogers, Deputy Community Development Director said there are almost 2,000 multi-family units in the works to be built. He said there are approximately 600 units being reviewed for immediate construction. He said there are numerous requests for future multi-family units and the conversion of existing commercial land to multi-family units. He said the Town recognizes the need to build a higher quality product now and to prepare for the future with the creation of higher quality design standards.

Commissioner John Howe asked if the 2,000 units in the works will be grandfathered under the current design standards. Mr. Rogers said they would be grandfathered under the current design standards.

Commissioner Duane Hopkins asked if the projects in the entitlement process would be grandfathered. Mr. Rogers said they would be grandfathered. Mr. Rogers said the new design standards will only apply to developments submitted after approval of the proposal.

Commissioner Duane Hopkins asked staff to explain the condo unit map process and any burden that may put on a developer.

Mr. Matthews said the requirement is for completion of a survey to divide the development into units that meet Land Development Ordinance standards. He said he does not know the per-unit cost of the process.

Chair Gary Poole asked if the design intent is to discourage the use of stucco and EFIS and if the Town currently restricts the use of wood shake shingles. Mr. Matthews said the design standards intent is to limit the amount of EFIS on the structure with increased ratios of masonry, siding to EFIS. Mr. Matthews said the new design standards will eliminate the mention of shake shingles.

APPLICANT PRESENTATION

Town staff presentation only

PUBLIC COMMENT OPENED

Tracy Hutchins, 5105 DTC Parkway, Greenwood Village spoke against the proposal:

- reviewed the proposal
- appears the purpose is to stop multi-family development in Stroh Ranch
- Stroh Ranch was zoned for multi-family and the zoning has not changed since 1986
- the height restrictions, increased setbacks and building angles affect smaller developments
- the proposed Stroh Ranch project is 204 units
- based on the new height requirements the development would have to reduce the proposed number of units by 64
- having to provide a condominium unit map for a 204 unit complex would cost in excess of \$100,000 for a project that will remain apartments for the next 30 years based on HUD and federal guidelines
- the interior parking requirement is not a problem
- the eight month project time to determine new design standards is not realistic; it is a rush
- this is a fiasco after the thing on Mainstreet

Justin O'Reilly, 12824 Buckhorn Creek Street spoke for the proposal:

- thanked the Town for the architectural provisions update; it is necessary
- he is a big fan of Parker reinvestment/beautification; good for the Town
- he is glad to see these items are taking place

Mr. Matthews addressed the proposed Stroh Ranch multi-family project by indicating that as long as the site plan is deemed complete by the end of January the proposed ordinance changes would not apply to the Stroh Ranch project. He clarified there is a submitted application that is in the completeness review process.

Commissioner Duane Hopkins asked why HUD guidelines would be applicable for a project in Parker and how would a hardship waiver be defined.

Mr. Matthews said there are different ways to finance affordable housing and one of them is through tax credits. He said financing through tax credits may or may not be affected by the requirement to have a condo unit map.

Mr. Matthews said that is why one of the changes for approval addresses a hardship waiver with regard to a condo map. He said defining a hardship waiver is something that staff will work on before the ordinance goes to Town Council.

PUBLIC COMMENT CLOSED

PUBLIC MEETING: CLOSED: 7:27 P.M. ORDINANCE NO. 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

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a good program that needs to be addressed. He said the 45% landscape requirement will help improve the entire look of the Town. He is aware that development costs may increase but that will make for much nicer units. He said he supports the proposal.

Commissioner Sasha Levy agreed. She said she supports high quality materials in construction standards; yes it will increase costs but you always pay more for quality. She said the costs will be consistent with the economic profile for the Town of Parker. She said the increased landscape requirement is a great idea and she supports the proposal.

Commissioner Eliana Burke said she supports the proposal.

Commissioner Duane Hopkins said he agrees with the thought of trying to control design standards that are outdated as a reaction to the increase in the multi-family residential market which is appropriate. He said he believes this needs to be done but there are things to be aware of. He said the condo unit mapping costs may not be out of line on a per unit basis. He said what is more concerning is the reduction of units developable on properties and to keep in mind that it may increase the cost of development and financing. He said the next eight months may be good to look at the affordable housing market relative to national tax reform legislation with regard to the potential of the availability of new financing. He said he does support the proposal based on what is currently happening in the financial market.

Chair Gary Poole thanked Commissioner Duane Hopkins for the insight. He concurred with the need for quality projects in Town and he supports the proposal.

Commissioner John Howe moved that the Planning Commission recommend the Town Council approve Ordinance No. 3.326 amending the Land Development Ordinance amending the Land Development Ordinance regarding multi-family standards with the following changes:

3. Allow for a hardship waiver of the requirement for an ‘Initial Condominium Unit Map’
4. Amend V.1.A. 1.0 of the Design Standards to more clearly define the intent of the transition in height from single-family to multi-family neighborhoods

Commissioner Duane Hopkins seconded; a vote was taken and passed 5:0.

The Commissioners agreed to have the appearance of wood shake shingles in proposed ordinance addressed with the new design standards project.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

2017 COMPREHENSIVE PLANNING PROJECT UPDATE

Bryce Matthews, Planning Manager present the Comprehensive Planning Project update:

- CMIF design standard process
- Parker Road Corridor Plan process
- Land Development Ordinance updates process
- Way-finding Signage – Phase 2 process
- Transit Plan update process - RTD extended the light-rail from Ridgegate to Lincoln to open in 2019
- Park and Recreation Department – parks plan involvement

Commissioner John Howe asked for an update on the Parking Plan.

Mr. Matthews said the Parking Plan will come to Planning Commission as an addendum to the Mainstreet Master Plan in the first quarter.

ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



PARKER

C O L O R A D O

Community Development Department Memorandum Development Review Division

To: Town of Parker Planning Commission

From: Ryan McGee, AICP, Associate Planner *RM*
Bryce Matthews, AICP, Planning Manager *BM*

Through: Jason Rogers, AICP, Deputy Community Development Director *JRR*

Date: January 26, 2017

Regarding: Public Hearing: Lot 1 Olde Town at Parker Filing 1A 1st Amendment – Use by Special Review
[Case No. Z16-034]

Section I. Subject & Proposal:

Location: Southeast corner of Jordan Road and Mainstreet

Applicant: Kristen Hjelm, Canine Country Club

Proposal: The applicant proposes a Use by Special Review to allow a dog grooming facility.

Section II. Background:

History: Olde Town at Parker was annexed in December 2000. The Planned Development for Olde Town was last amended in August 2003 to modify the types and styles of residential dwelling units within the project. On November 5, 2007, Town Council approved a Replat which subdivided Lot 1, Block 1 of the Olde Town Subdivision Filing No. 1A into 5 lots and 1 tract for future conveyance. On August 11, 2008, Town Council approved the Olde Town Filing No. 1A, 2nd Amendment Replat which subdivided Lot 4 of Olde Town Filing No. 1A, 1st Amendment into four (4) lots.

On November 8, 2007, the Planning Commission approved a 21,440 square foot retail building on Lot 1 of Olde Town Filing No. 1A, 1st Amendment. On March 16, 2009 Town Council approved a Use by Special Review for a veterinary clinic in the tenant space being considered for this proposed dog grooming facility.

Land Use Summary Data:

Total Area: 2.367 acres (103,106 square feet)

Zoning: Olde Town Planned Development (PD)

Existing Use: The property currently has a 21,440 s.f. multi-tenant commercial building with retail, health and restaurant uses on it that was built in 2008.

Surrounding Zoning

& Land Use: **North:** Clarke Property Planned Development (PD) – existing single family homes north of Mainstreet
East: Olde Town Planned Development (PD) – existing gas station
South: Olde Town Planned Development (PD) – vacant commercially zoned land
West: Bradbury Ranch, 3rd AMD Planned Development (PD) – vacant commercially zoned land west of Jordan Road

Section III.

Analysis:

Conformance with Land Development Ordinance:

Lot 1 Olde Town at Parker Filing 1A 1st Amendment is located within the Commercial Center designation of the Olde Town PD. The Olde Town PD follows the Commercial Center standards do not specifically address dog grooming facilities. The Town has determined that this use most closely relates to veterinary clinics and hospitals and therefore may be considered as a Use by Special Review.

Characteristics of Use:

Canine Country Club specializes in dog grooming and has accessory retail sales of pet supplies. Retail sale of pet supplies is a use by right.

Parking:

Pursuant to the Land Development Code, “kennels, pet day care, and veterinary clinics” are required to provide 1 stall per 400 square feet of gross floor area, or seven (7) parking stalls. The existing site provides one hundred and twelve (112) parking spaces, which exceeds the parking requirements of the Town’s Land Development Code. Therefore, parking requirements have been satisfied.

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:

We are an existing company that has been in the area for over 10 years. We are well supported and are able to meet this requirement easily by working closely with the neighboring Vet Clinic.

Staff analysis and findings:

The dog grooming facility is proposing to move into an existing building within a commercial area of the Town. The existing building was constructed for retail uses and the previous tenant finish included the installation of additional insulation for noise mitigation based on a previous Use by Special Review. The insulation will alleviate the potential for noise nuisance from barking dogs.

There will be no outdoor use for this facility and a pet waste receptacle is proposed as a part of this project.

The applicant’s actions to mitigate the potential for noise and pet waste impacts as well as the property’s location within a commercial area of the Town with no residential land uses adjacent will ensure the use is in harmony and compatible with the character of the surrounding neighborhood and uses.

2. Will be consistent with the Town Master Plan;

Applicant analysis and findings:

We plan to use the space as it is zoned and for no other reason.

Staff analysis and findings:

The Town's Master Plan 2035/General Land Use Plan identifies the property as located within a "Neighborhood Center," and offers this specific language concerning that designation: "Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Center include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small office, recreational uses and restaurants are also permitted. Generally, the Gross Leasable Area (GLA) for the commercial/office components within Neighborhood Centers range from 50, 000 to 250,000 square feet."

Dog grooming is consistent with the Neighborhood Character Area designation under the Town Master Plan 2035. Staff finds the placement of this use at the subject location will be compatible with the surrounding land uses and is consistent with the Parker 2035 Master Plan.

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

Applicant analysis and findings:

We have no intentions of using any land. The business will be run inside the building only.

Staff analysis and findings:

The applicant is proposing to use tenant space within an existing building. No additional modifications to the property are being proposed. Staff finds that the dog grooming use will not result in an over-intensive use of the land as the use will be moving into an existing building and there is adequate parking located on site to serve the proposed use.

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

Applicant analysis and findings:

There is no anticipated adverse effect of community capital improvement programs as we share retail building with other retail businesses.

Staff analysis and findings:

All necessary infrastructure to serve the site has been installed. This use will not negatively impact existing roads, utilities, or storm drains beyond their existing designed capacity and therefore will not adversely affect capital improvement programs. The use will occupy an existing structure and tenant improvements will be designed to accommodate the dog grooming use. Therefore, staff finds the proposed facility will not result in a materially adverse impact upon any community capital improvement program.

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

Applicant analysis and findings:

We will not require a greater level of facilities or services greater than that which is available.

Staff analysis and findings:

The proposed use will locate in an existing building in a designated 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, staff finds 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:

The approved design of the center allows for easy flow of traffic in and out on Jordan Rd. and Main Street. As our business is mostly appointment based we do not expect a large flow of traffic at any time.

Staff analysis and findings:

This property has vehicular access from Jordan Road and Mainstreet via internal access drives. Employees, customers and their pets will arrive and depart at various times during the hours of operation. 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:

We will not cause any significant noise or air pollutions any greater than the neighbors we share walls with (Fitness gym, and Vets office) we will also not cause any greater water pollution that our neighboring vets office. We will also install pet waste dispensers on the north side of building; in the front entry, and also on the south side *on dumpster*.

Staff analysis and findings:

The property is located within commercial area of the Town. The existing structure was built for commercial uses which when the previous tenant finish was completed included additional insulation which will help mitigate sounds normally associated with dog grooming, including 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:

Existing landscaping for the center has already been approved/ accepted by the town of Parker.

Staff analysis and findings:

All dog grooming activities will be conducted internal to the existing building. Staff finds the existing landscaping approved with the original Site Plan for the multi-tenant building is adequate.

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:

We only use the safest products when handling our customers. The welfare and safety of the dogs that are left in our care is of utmost importance to us. We have plans to make sure that everything is as safe as possible for our customers, their dogs, and any other person/ animal that walks in the door.

Staff analysis and findings:

The dog grooming facility will provide a necessary service to Parker residents and their pets. The negative impacts created by dog grooming uses in this location are minimal if any. The measures being taken by the applicant to mitigate and eliminate the potential for negative impacts ensure that the use will not be detrimental to the health, safety and welfare of present or future inhabitants of the Town.

The applicant will work to ensure pet health and welfare and 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 Engineering Dept.:

No comment

Town of Parker Police Department:

No comment

Parker Water & Sanitation District:

Approved

Town of Parker Economic Development:

No comment

Town of Parker Building:

A building permit will be required for any interior or exterior work.

IREA:

No comment

Xcel Energy:

No conflict

Town of Parker Fire/Life Safety:

Approved

CenturyLink:

No comment

Town of Parker Comprehensive Planning:

No comment

Comcast:

No comment

Section V.

Recommendation:

Staff recommends that the Planning Commission recommend that the Town Council approve the Lot 1, Olde Town Filing 1A 1st Amendment Use by Special Review request to allow a dog grooming facility with the following conditions:

1. That the Use by Special Review materials submitted to the Community Development Department on October 26, 2016 shall be the approved Use by Special Review materials.

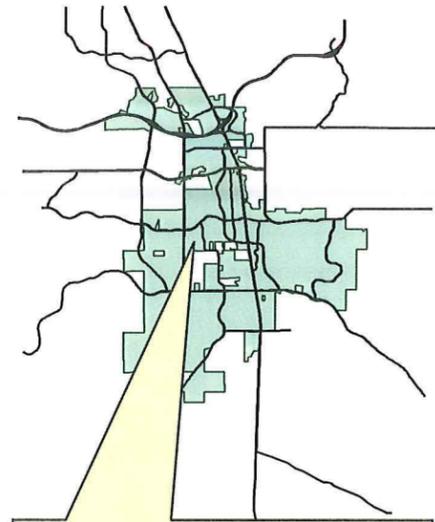
2. A building permit shall be required for any interior or exterior work completed on site.
3. **THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR.** The Community Development Director, upon written request, may grant a ninety-(90) day extension.
4. 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 electrical and structural requirements associated with the sign permit.

**Section VI.
Attachments:**

1. Vicinity Map
2. Applicant Project Narrative

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

"I move that the Planning Commission recommend the Town Council approve the Lot 1, Olde Town Filing 1A 1st Amendment Use by Special Review request to allow a dog grooming facility with the four conditions outlined in staff's report."



Lot 1, Olde Town at Parker Filing 1A First Amendment

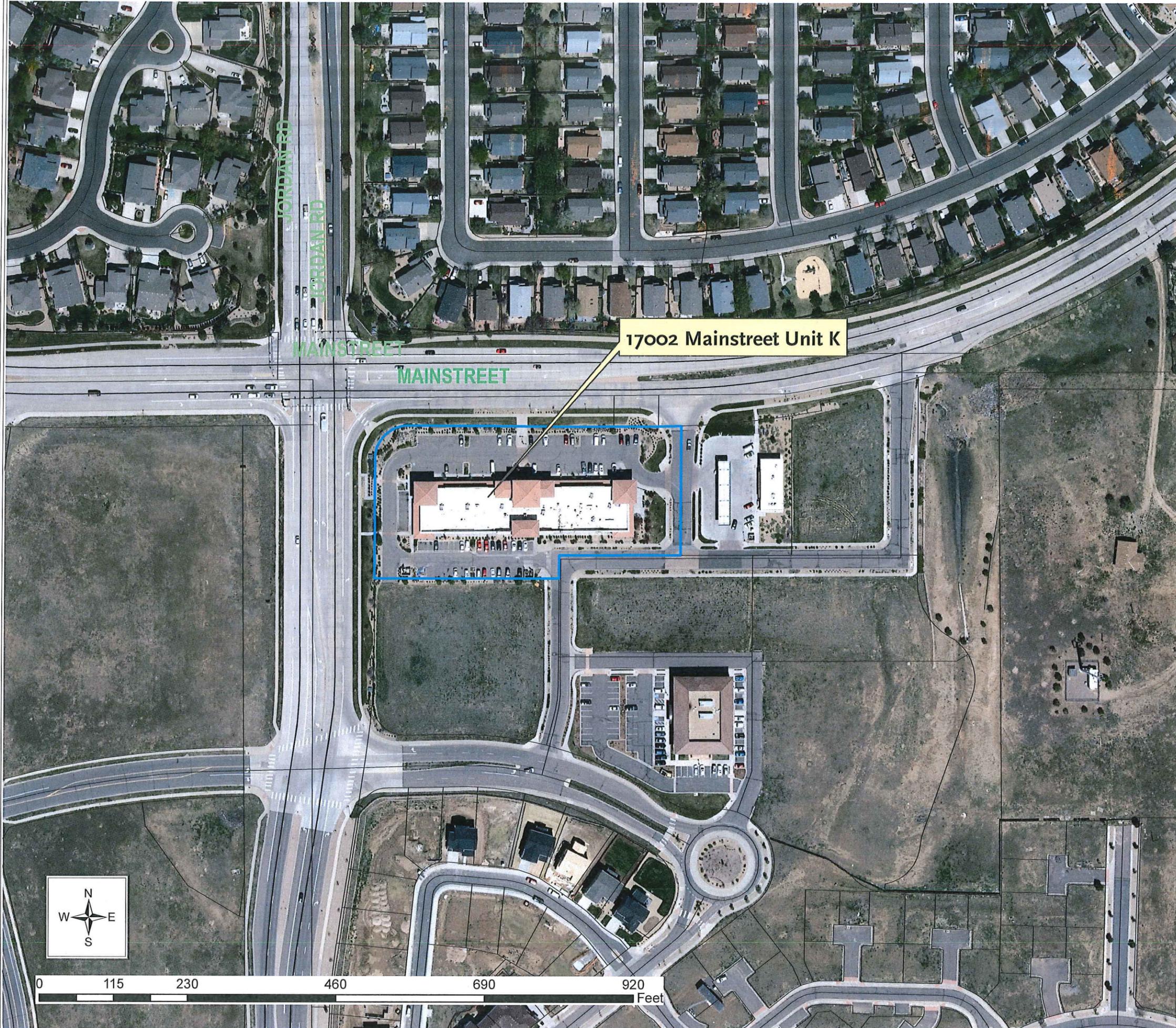
Legend

-  Town Boundary
-  Site
-  Roads

Project Narrative:
 A Use by Special Review Request to permit a pet grooming use in Olde Town Planned Development.

Planner: Ryan McGee
 Hearing Schedules:

Planning Commission: January 26, 2017
 Town Council: February 6, 2017



17002 Mainstreet Unit K



0 115 230 460 690 920 Feet

Use by Special Review
Business Operation Description

17002 E. Mainstreet, Unt K

Parker, CO 80134

Canine Country Club, LLC is looking to move an existing business to the new location at the Shoppes at Old Town in Parker. The Groom shop used to be Gannon Grooming, which has been in business for over a decade, proudly offering our grooming services to the community. The business had changed hands and name to K-9 Salon and Market in October of 2015, and now will be changing hands again to new owners that have been working in the salon for 5 years, and moving to a new location. We will continue to offer the same great grooming service to our customers, who have been supporting us from the beginning.

We are a cage free groom shop, who takes special consideration for dogs that need extra attention, as well as provide excellent service to our regular, recurring customers. We plan to expand into some retail, including but not limited to, treats, beds, harnesses, and other specialty items. In the future, we would also like to expand into the breeding/ sale of small mammals, reptiles, fish, and their necessary equipment and supplies. We do not offer boarding/ overnight stays, or daycare.

We are relocating the business to the Shoppes at Old town (SEC of Mainstreet and Jordan Rd.) to a space location between the Veterinary clinic and L.A Boxing. We do not anticipate creating any burden to our neighbors or community. Hours of operation will be Tuesday- Saturday, 7:00 am – 5:00pm. Sunday and Monday hours are to be determined.