



# TOWN COUNCIL MEETING UPDATE

*Aug. 6, 2018*



**PARKER**  
C O L O R A D O

## **PUBLIC HEARINGS AND SECOND READINGS**

### ***Public Hearings***

- **Reata North Filing 1 Tracts S and T - Easement Agreement First Amendment**

The Reata North wellhouse is located within an easement dedicated over Tract T, Reata North Filing No. 1, which is otherwise designated as open space and is owned by the Town. This easement was granted to the Parker Water and Sanitation District by the Town in 2005, and in part provided PWSD with the ability to use the adjacent Town lands to gain vehicular access to this facility for maintenance and operation. Over the years, an informal access route to the wellhouse has been worn through the Tract T open space. With the park continuing to see increased use, both Town staff and PWSD staff agreed that formalizing access on this route is desirable to minimize the interaction between maintenance vehicles and park users. This item amends the original easement agreement to describe the alignment of this informal road through Tract S and T as PWSD's access route.

**Approved 5-0**

- **Stonegate Freestanding Wireless Communication Facility**

Town Council approved a Use by Special Review (USbR) request by Pinnacle Consulting, Inc., to construct a freestanding wireless communication facility (WCF) for Sprint Wireless in the Corporate Park at Stonegate Planned Development. The Town's Land Development Ordinance requires all freestanding WCFs not located in the public right-of-way be subject to a Use by Special Review. Also, the Land Development Ordinance requires that these WCFs do not exceed the maximum building height in the underlying zone district unless approved through a USbR application. Pinnacle's proposed WCF will have a building height of 60 feet, 4 inches, and the zone district has a maximum building height of 60 feet.

**Approved 5-0**

- **Parker Square Tract C-1 - Vacation of Right-of-Way and Rezone**

The applicant, Gene Gregory and Sons, submitted an application to rezone Parker Square Tract C-1 from C - Commercial to Greater Downtown District/Market Center. The applicant also requested that the Town vacate a portion of the Sun Way right-of-way (ROW) adjacent to Tract C-1. Following Town Council's approval, the applicant agrees to purchase the vacated ROW from the Town to improve access and parking for future commercial development. The applicant submitted the rezoning application to permit a reduced front yard setback for a planned restaurant and to make the subject property consistent with the adjacent zoning to the north. The Sun Way ROW vacation will accommodate an access driveway, circulation aisle and parking for the planned restaurant. The Department of Engineering and Public Works reviewed the vacation request and was supportive of it subject to Town Council approval.

**Approved 5-0**

## **PUBLIC HEARINGS AND SECOND READINGS**

### ***Public Hearings (con't)***

- **Shopping Center Assistance Program**

The Town has a Tax and Fee Assistance Program (TAP) with the stated purpose “...to encourage the recruitment, retention, establishment and/or expansion of retail sales tax-generating businesses and employers within the Town...” Town Council passed this ordinance to create a new program, the Shopping Center Assistance Program, in response to the changing retail development market and limitations of the current TAP Program. The new program will provide the Town with an economic development tool to attract and recruit mixed-commercial development containing a substantial retail component, albeit with smaller end users or tenants that may not be known until later in the development process. The program will incorporate criteria for participation that raise the barrier to entry and establish financial limitations related to the incentive(s). This will ensure mutually beneficial outcomes for eligible developers and the Town of Parker.

**Approved 5-0**

## **CONSENT AGENDA**

*Consent agenda items are considered to be routine and are enacted by one motion or vote, unless a Councilmember asks that one be removed for further discussion.*

### ***First Readings - Items Approved for Second Reading Scheduled for Aug. 20***

- **Roadway Buffer Standards**

The Town has identified the problem of inadequate residential roadway buffers or adequate space between residential lots and major roads as an issue to be addressed. The Town’s Land Development Ordinance (LDO) currently lacks any standards that address the requirement for and design of residential buffers with new housing development. The Community Development Department has spent the past two years analyzing the issue, consulting with residential developers, preparing standards and testing them to ensure technical feasibility. This proposed LDO amendment would establish a standard for residential roadway buffers where none currently exists. The amendment will require applicants for new single-family detached and attached residential development to incorporate a landscaped buffer between the back of residential lots and adjacent major roads designed as arterials and collectors.

**Approved 5-0**

- **Use of Motorized Vehicles on Public or Private Recreational Areas**

The Parker Municipal Code regulates the operation of vehicles on publicly or privately owned recreational areas. This proposed amendment would authorize the Town Administrator or designee, as a part of a community event, to operate vehicles on public property. The proposed amendment would also allow the operation of vehicles on privately owned recreational areas by employees or agents of the owner of such property for the purpose of maintaining, repairing or patrolling such property.

**Approved 5-0**

*continued >>>>>>>>*

## CONSENT AGENDA

### *First Readings - con't*

- **Paker Pointe Annexation and Zoning**

The applicant, Parker & Stroh, L.L.C., has submitted applications to annex its property, located at the southeast corner of Parker Road and Stroh Road, into the Town of Parker and zone it for future commercial use. The subject property has a total area of approximately 14 acres and contains a vacant house and multiple accessory structures. Staff review indicates that the applicant's proposal for annexation and zoning is consistent with the Parker 2035 Master Plan.

**Approved 5-0**

### *Motions, Contracts, Resolutions, Proclamations, Agreements*

- **Drainage Easement Termination Agreement**

Town Council approved an agreement to terminate a drainage easement agreement between the Town and PorterCare Health System due to a parking lot expansion project at Parker Adventist Hospital. This agreement will result in the dedication of new drainage easements and the removal of current easements that are no longer necessary.

**Approved 5-0**

- **Newlin Meadows Filing No. 3 Sight Distance Easement Conveyance**

Town Council approved a resolution resulting in the acceptance of a sight distance easement conveyance from Charlin Holdings, L.L.C., of a sight triangle associated with an entrance for a portion of Lot 3, Block 1, Newlin Meadows Filing 1. Sight triangles are delineations that help ensure motorist safety by providing drivers with obstruction-free sight lines to evaluate oncoming traffic prior to entering a roadway.

**Approved 5-0**

- **Drainage Easement Conveyance Agreement**

Town Council approved a resolution resulting in the acceptance of a drainage easement conveyance covering drainage improvements proposed with the Site Plan for the future Ent Credit Union branch that will be located in Crown Point Filing No. 1.

**Approved 5-0**

- **Parker Automotive Metro District Subordinate Limited Tax General Refunding Bonds**

The Parker Automotive Metro District proposes to issue 2018 Bonds to refund a portion of its 2010 Bonds, which are currently outstanding in the aggregate principal amount of \$10,500,000. As a part of the structure of the 2018 Bonds, the current holder of the 2010 Bonds will agree to forgive approximately \$6,175,000 of the principal and/or accrued interest on the 2010 Bonds. The District states, in its Financial Plan, that the issuance of the 2018 Bonds will not increase the outstanding debt of the District, and will increase the District's ability to meet its outstanding obligations. The total debt burden of the District will be reduced from \$20.48 million (including an accrued interest balance of approximately \$5.8 million) to \$15,428,000 with no accrued interest.

**Approved 5-0**