

PINE CURVE REZONING

BACKGROUND

- Purchased as two parcels in 2001 and 2002
- Annexed and Zoned Greater Downtown District – Historic Center – September 25, 2002 and October 7, 2002
- Originally intended to be Police Department and Fire Department headquarters. These facilities were located elsewhere.
- Property does not meet criteria for open space preservation and is not a candidate for a park
- Pine Curve Master Plan process conducted in 2009 which developed framework and conceptual illustrations
- RFQ for development partners released in 2010, received two submittals. The Town has continued conversations with one respondent but no agreement is in place
- The Parker 2035 Master Plan (2012) shows property as part of East Downtown Gateway Character Area
- A regional detention pond was constructed in 2014. This detention pond can be redesigned, but will remain on site
- The Town is proposing to rezone the property from Greater Downtown District – Historic Center to Planned Development (PD)

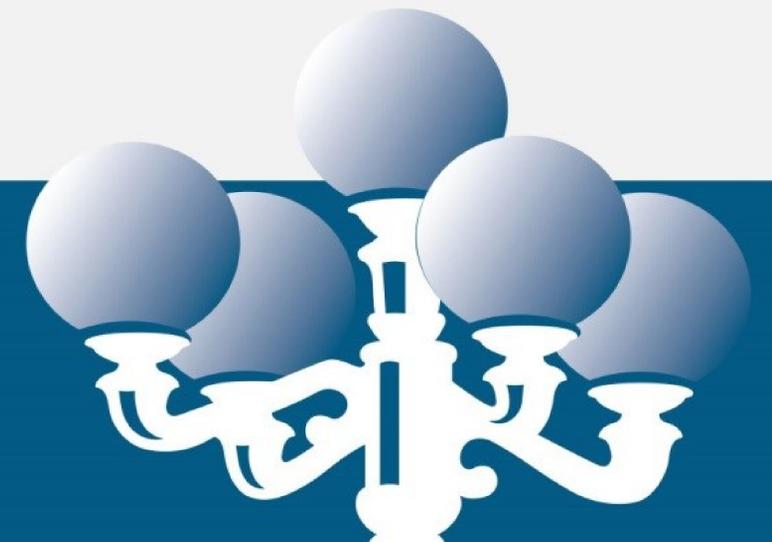
WHAT THE PROJECT IS AND IS NOT

A rezoning establishes the land use standards for development which includes:

- Permitted land uses
- Setback requirements
- Height limits
- Architectural standards

A Rezoning is not:

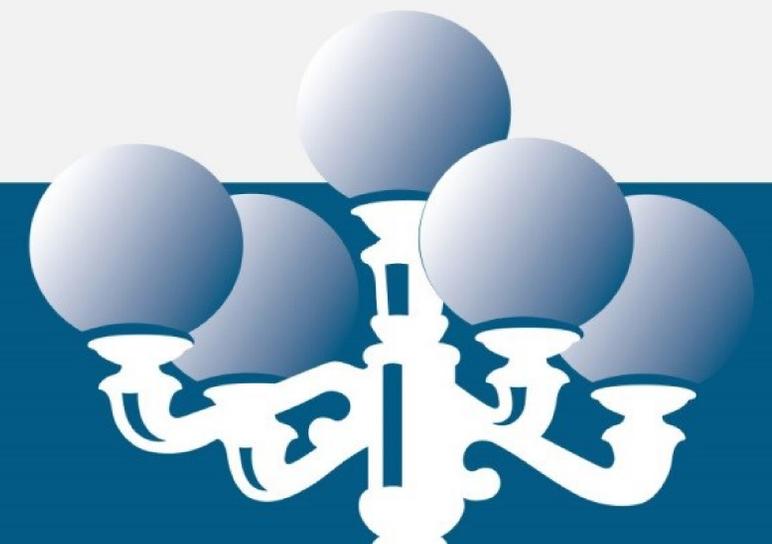
- A development proposal
- A site or a landscape plan
- An economic analysis
- An engineering document
- Does not subdivide property
- Does not transfer property
- Does not determine the final end user



PINE CURVE REZONING – WHAT WE HAVE HEARD

COMMUNITY INPUT (2015-2016)

- The downtown character should extend into the site creating a sense of place that reflects the charming Colorado style and includes a mix of uses
Response: Proposed PA2 is intended to be an extension of Mainstreet with Downtown character that will have streetscape and architectural elements reflecting an extension of the downtown
- Create a safe and comfortable pedestrian and bicycle crossing and connection from downtown across Pine Drive and Mainstreet intersection
Response: Retained a transportation planner to evaluate the intersection for pedestrian and bicycle safety and movement
- Preserve views and create a buffer from Parker Vista
Response: Proposes a 55' buffer/no build zone, view plane standards and a transitional planning area that restricts building size, heights and uses
- No typical big box or typical strip mall development
Response: Enhanced architectural and landscape standards to mitigate building scale, parking lots and other impacts. Limit the location of larger buildings, drive throughs and gas stations to the west away from existing neighborhoods. Also, P A2 will have streetscape and architectural elements reflecting an extension of Mainstreet with Downtown character.
- Concerned about traffic impacts
Response: Completed a traffic study that has analyzed the traffic movement, circulation and impacts and includes preliminary recommendations based on zoning assumptions. The study projects acceptable levels of service in the future.
- Attract independent businesses such as cafés, small shops, offices, residential and grocers such as Trader Joes and Whole Foods. Also focus on family and medical needs
Response: Proposed zoning will allow for a mix of uses including these uses
- No typical apartments and consider age restricted housing
Response: Proposed zoning to allow age restricted multifamily housing in PA-3 and above retail in PA-2
- Preference to not develop the property and dedicate it as open space
Response: In 2009 Town Council determined that this site was not to be retained by the Town as a park or open space and would be privately developed for commercial use
- Include recreational uses such as a park, plaza, open air markets or indoor ice skating rink
Response: Proposed zoning includes outdoor space or gathering areas such as small plazas and active sidewalks with patios. Proposed zoning also allows for indoor entertainment. The Town will be constructing a Park next to the new library in 2016.
- Concerned about the impacts of commercial development such as 24 hour lights noise, activity, crime and reduced quality of life
Response: Town code has lighting standards/limits. Drive throughs and gas stations are not permitted in PA3. Zoning includes buffer adjacent to Parker Vista.
- Concerned about over development
Response: Since 1985, the Town's Master Plan has designated this area for development.
- Why now?
Response: Town Council directed staff to begin this process in 2009 with the public Pine Curve planning process - after proposed civic uses were built elsewhere. The current strength of the economy has increased development activity and interest in the Town including this site.



PINE CURVE REZONING

CURRENT ZONING

Property is currently zoned *Greater Downtown District – Historic Center* which allows for:

Land Use Summary

- Multifamily residential
- Hotels, motels and bed and breakfast
- Office
- Retail including grocery, convenience and specialty goods
- Convenience services (dry cleaners, nail salons, barbers, etc...)
- Restaurants
- Parks and playgrounds
- Indoor recreation (special review)
- Gas station pumps and drive-throughs are not permitted

Building Height

- Four (4) stories or 60’

Setback Requirements

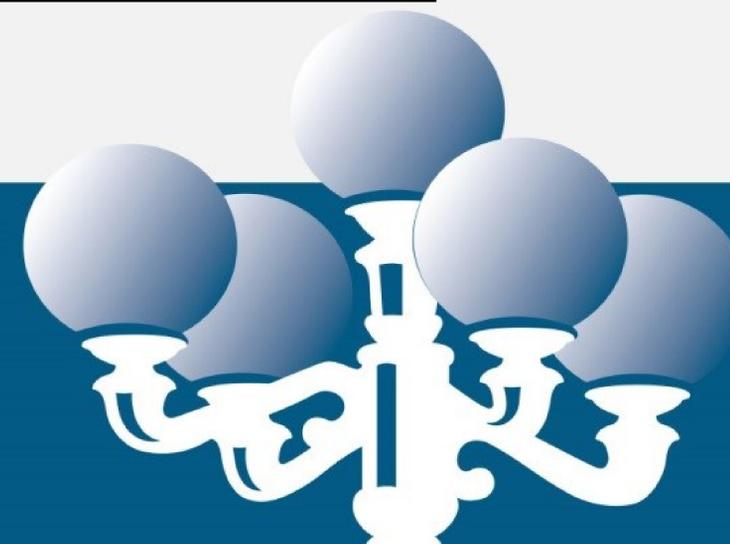
- Front – maximum 0’
- Side and rear – minimum of 0’

Other Requirements:

- Pedestrian and bicycle friendly
- 10% requirement for landscaping/plazas/pocket parks/ open space
- Architectural standards require traditional western commercial forms and materials (an example is the Vines building)
- No minimum parking requirement
- Limited requirements for buffers

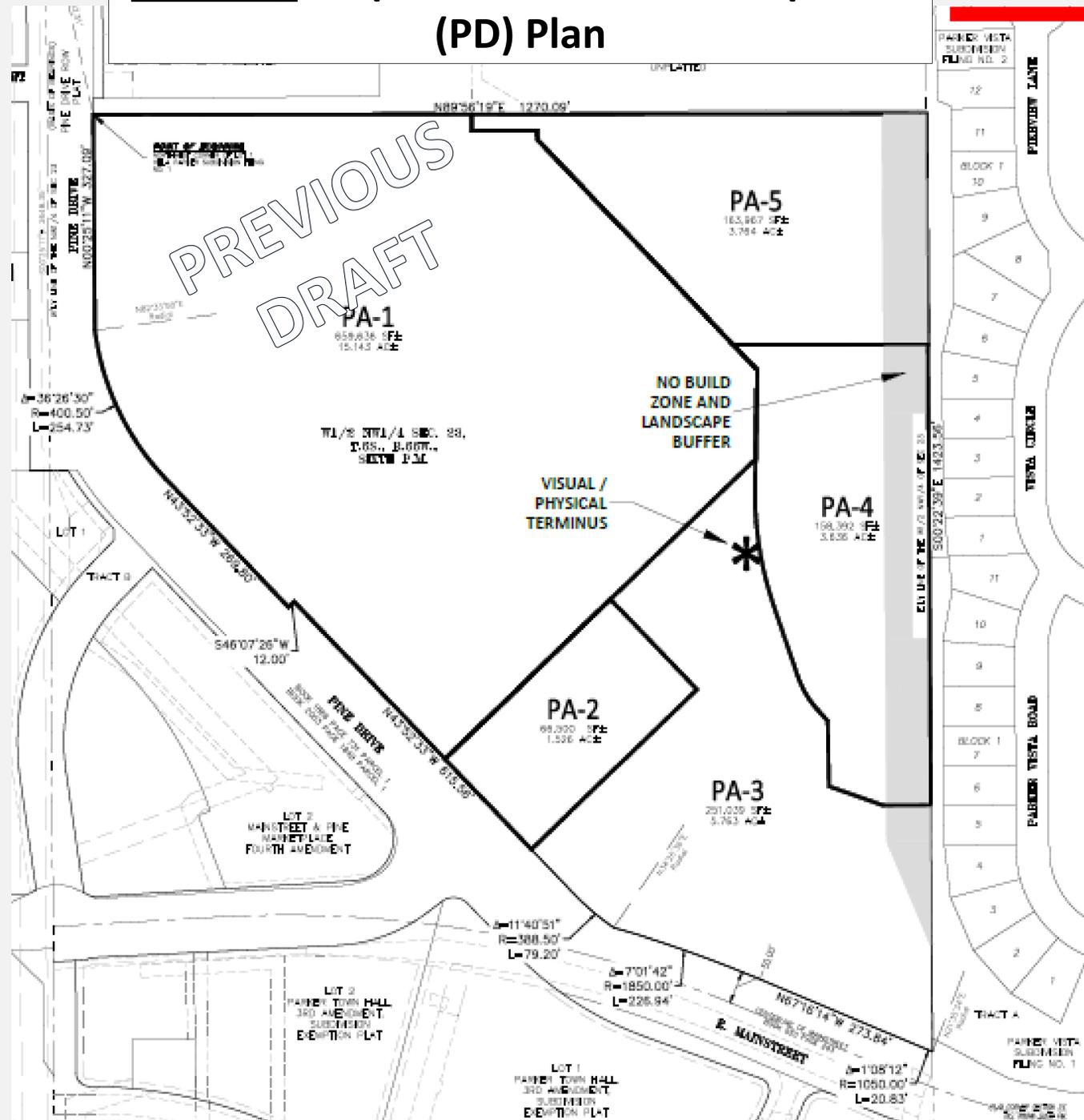
REZONING PROCESS

The rezoning process is depicted below. Green text is public participation and blue is staff work internal to the Town.



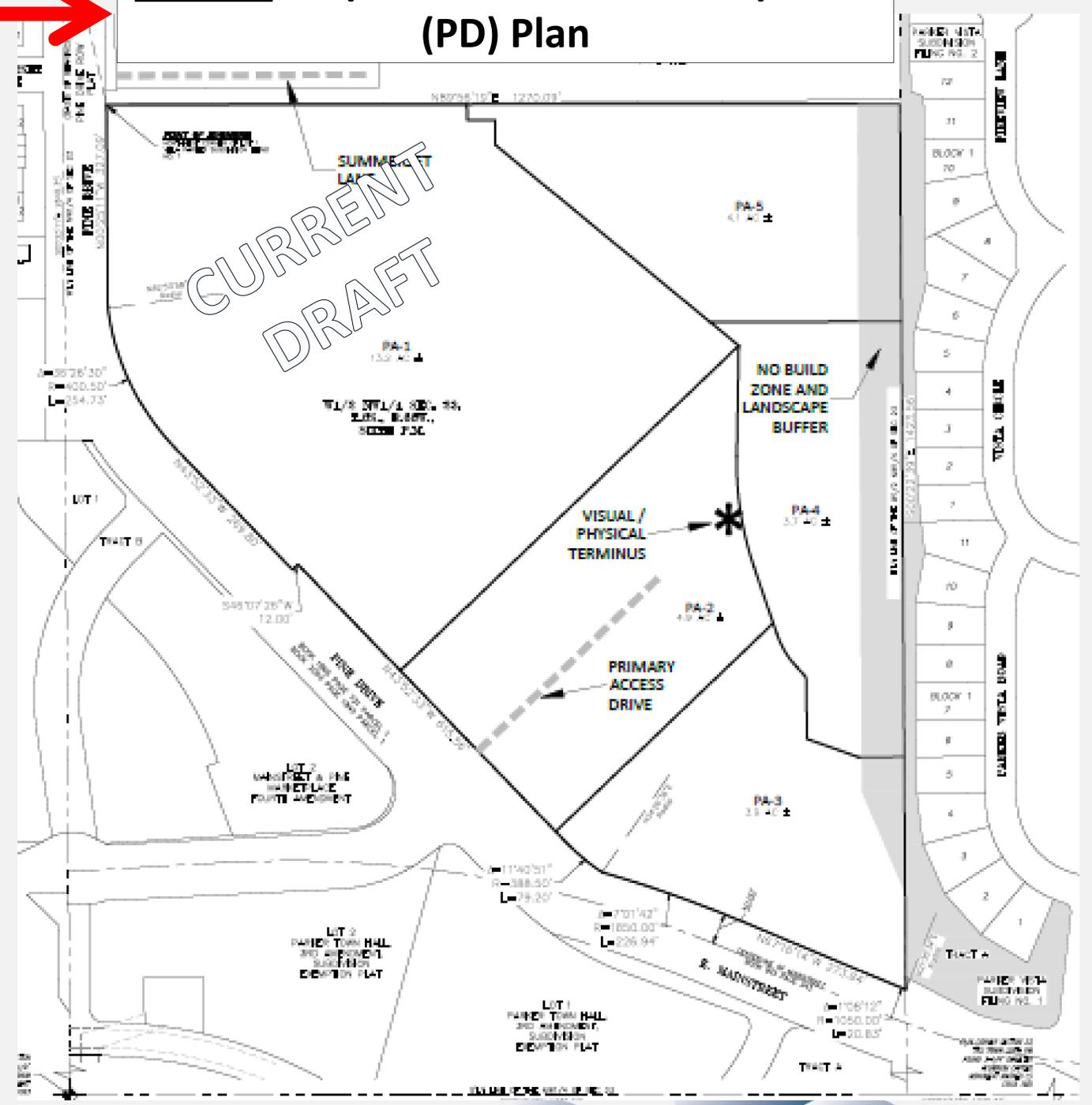
PINE CURVE REZONING – PLANNED DEVELOPMENT PLAN

February Proposed Planned Development (PD) Plan



Changed to

Current Proposed Planned Development (PD) Plan



PINE CURVE REZONING –PROPOSED ZONING

Planned Development (PD) is the proposed zoning. The PD Plan shows multiple planning areas which each have different zoning standards. Associated with the PD Plan is the PD Guide which describes the permitted land uses and standards for each of the Planning Areas. New zoning requires development to meet parking and landscape standards from the Land Development Ordinance

Planning Area 1 (PA-1) – Community Commercial

Land Use Summary

- Retail including grocery, convenience and specialty goods
- Convenience services (dry cleaners, nail salons, barbers, etc...)
- Restaurants
- Office
- Gas station pumps and drive-throughs

Building Height

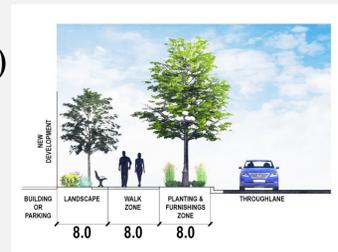
- Four (4) stories or 60’ – Maximum elevation of 5950 feet above sea level

Setback Requirements

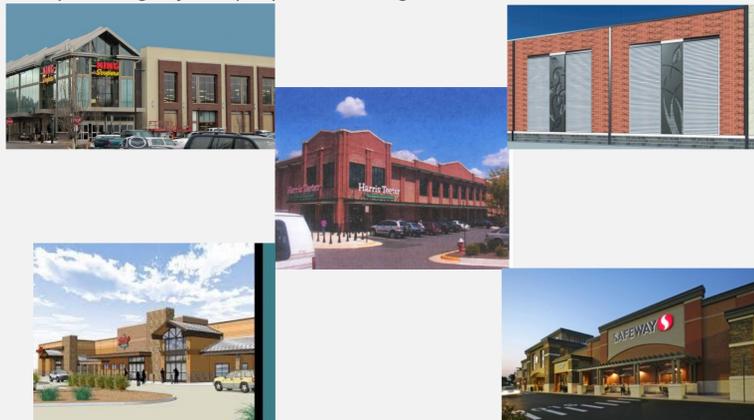
- Front – minimum 8’ (24’ from street, see image to right)
- Side and rear – minimum of 30’

Other Requirements:

- Enhanced architectural standards
- Gas pump design standards



Sample Images from proposed zoning



Planning Area 2 (PA-2) – Downtown/Mainstreet Character Extension

Land Use Summary

- Retail convenience and specialty goods
- Convenience services (dry cleaners, nail salons, barbers, etc...)
- Restaurants
- Office and housing above retail
- **Maximum of one accessory gas pump and one drive-through – Changed since last open house**

Building Height

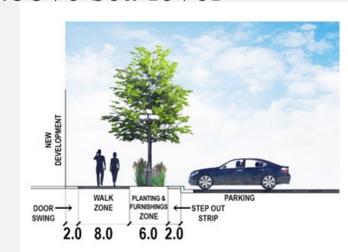
- Four (4) stories or 60’ – Maximum elevation of 5950 feet above sea level

Setback Requirements

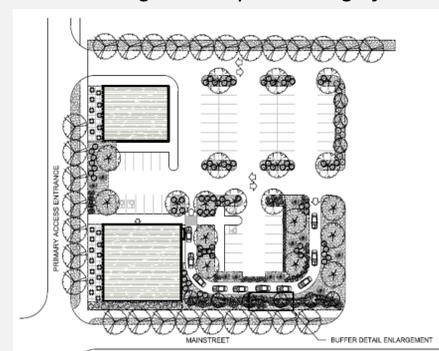
- Mainstreet/Pine Drive - minimum 0' and maximum 25’
- Primary access drive - 18’ – see image to right
- Side and rear (internal) – 0’

Other Requirements:

- Enhanced architectural standards
- Gas pump design standards



Drive through conceptual design for zoning



Sample Images from proposed zoning



PINE CURVE REZONING –PROPOSED ZONING

Planning Area 3 (PA-3) – Commercial East

Land Use Summary

- Retail, convenience and specialty goods
- Convenience services (dry cleaners, nail salons, barbers, etc...)
- Restaurants
- Office
- Age restricted housing
- No gas station pumps or drive-throughs

Building Height

- Four (4) stories or 60’ – Maximum elevation of 5950 feet above sea level

Setback Requirements

- Front – minimum 24’ and maximum 36’
- Side and rear – minimum 30’ (or buffer whichever is greater)

Other Requirements:

- 55' Buffer as shown on PD Map

Planning Area 4 (PA-4) – Limited Mix of Uses, Transition & Buffer

- Single family home with limited office and event uses accessory to events center in PA-5 (maximum 3,000 s.f.)
- Accessory Gazebo (maximum 400 s.f.)
- Landscaping and small outdoor events space accessory to events center in PA-5

Building Height

- One (1) story or 15’

Setback Requirements

- East (Parker Vista) – minimum 55’
- Side and rear – minimum 20’

Other Requirements:

- 55' Buffer as shown on PD Map
- Limits on time of day, sound and lighting

Planning Area 5 (PA-5) – Limited Commercial Transition & Buffer

- Events Center
- Office
- Restaurant

Building Height

- One (1) story or 20’

Setback Requirements

- East (Parker Vista) – minimum 90’
- Side and rear – minimum 20’

Other Requirements:

- 55' Buffer as shown on PD Map
- Limits on time of day, sound and lighting align with existing approvals

Additional Proposed Plan Components

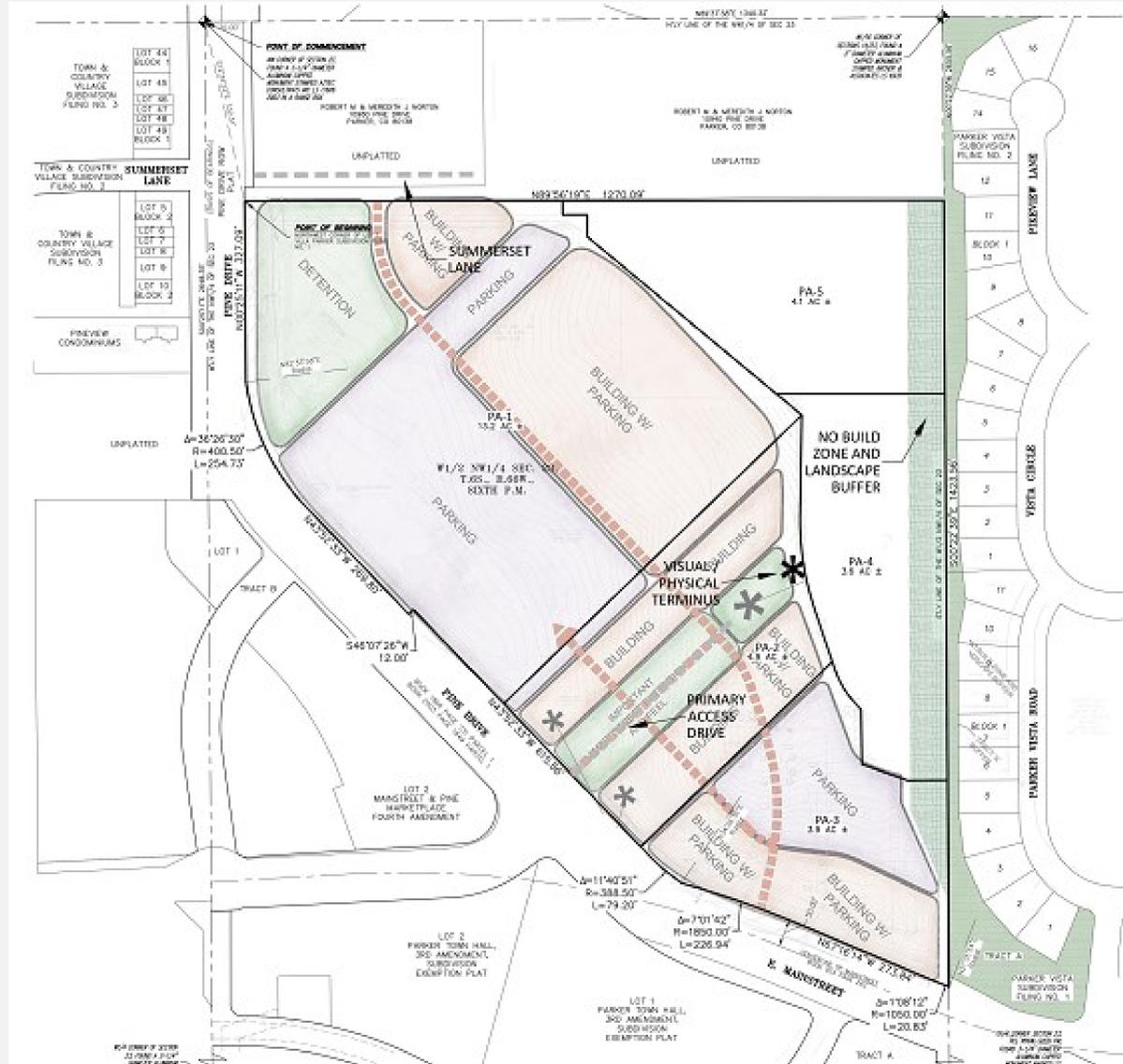
- Bicycle & pedestrian connectivity and design

Sample Images

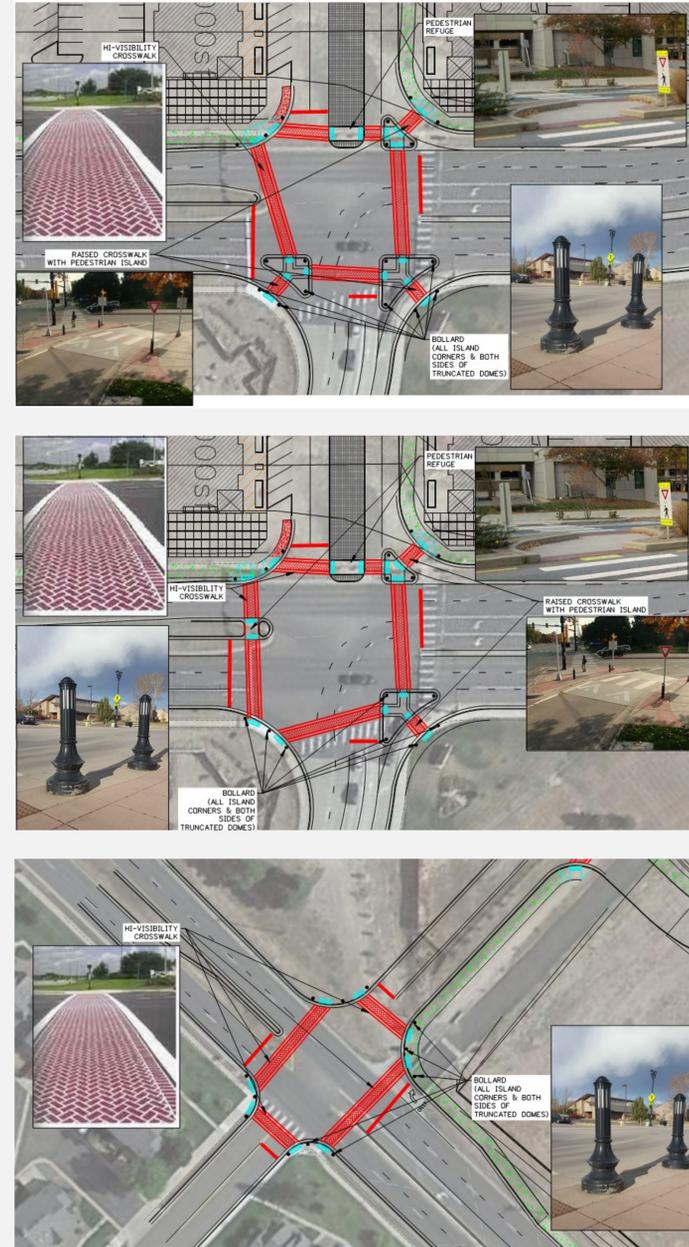


PINE CURVE REZONING – ACCESS & SITE CONCEPTS

Conceptual Diagram

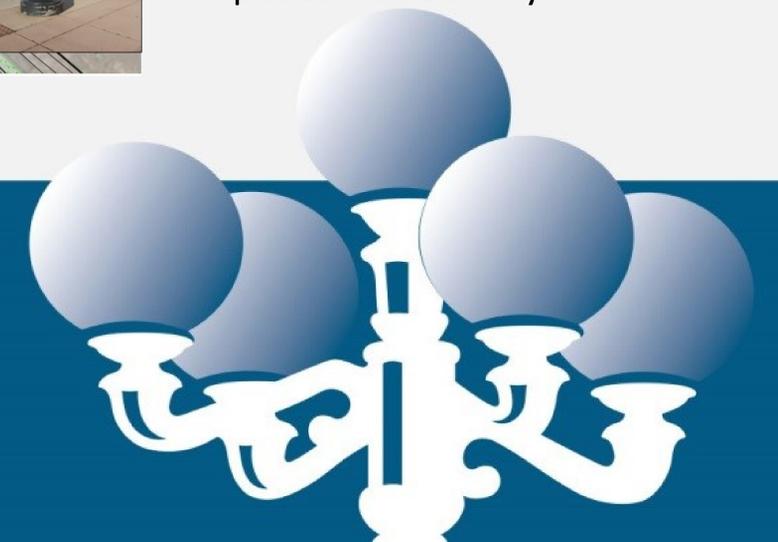


Tools to Make Intersections More Bicycle and Pedestrian Friendly



The following tools may be appropriate to make intersections more bicycle and pedestrian friendly, subject to engineering and design:

- Pedestrian islands (pork chops) with raised crosswalks shorten pedestrian crossing distances and allows autos to make a free turn while slowing for pedestrians.
- Median pedestrian refuges create a safe refuge if a pedestrian cannot make it across the street in the allotted time
- Bollards provide an additional level of pedestrian comfort
- Directional ADA ramps allow blind to better understand the intersection
- High visibility cross walks provide pedestrian comfortability and remind the driver of potential pedestrian activity



PINE CURVE REZONING

PLANNING OBJECTIVES

- Develop and adopt appropriate Planned Development (PD) zoning for the Pine Curve property that supports community goals and the Town vision
- Build upon the 2009 planning process and 2010 request for proposals for the site
- Ensure that PD rezoning is consistent with the intent of the *Parker 2035 Master Plan– East Downtown Gateway* Character Area that supports:
 - Neighborhood serving uses including retail
 - A transition between existing neighborhoods and the downtown core
- Ensure that PD zoning is consistent with the intent of the *Mainstreet Master Plan (2015)* recommendations strengthening the eastern gateway to Downtown

GIVENS

- The Planned Development (PD) rezoning is an open, public process
- The final rezoning will allow for commercial uses and future private development
- The rezoning does not obligate the Town to take any future actions. The implementation of the rezoning will be determined at a future date.
- Primary access points to the site will be from the intersection of Mainstreet and Pine Drive and from the intersection of Pine Drive and Summerset Lane
- Town Council will make the final decision regarding the rezoning of this site based on:
 - Land use and development policy
 - Goals & objectives of the *Parker 2035 Master Plan*
 - Goals & objectives of the *Mainstreet Master Plan (2015)*
 - Public comment, input
 - Staff recommendations and other pertinent information
- Future development will incorporate a buffer between the development site and the Parker Vista neighborhood
- PD zoning will incorporate standards for appropriate access, site plan and urban design
- A grocery anchored commercial shopping center will be a permitted land use
- Stormwater detention will be located on the site

ISSUES/OPPORTUNITIES

The following issues and opportunities are important to be considered through the rezoning of this site:

Access and Circulation – How do automobiles, pedestrians and bicycles access the site and move around within it? How do access points interact with and impact the traveling public on Pine Drive?

Integrate into Downtown: Urban Design and Architecture – How can development on this site function as a gateway and become part of downtown? The character, look and feel of this site matters.

Land Use – What are the most appropriate uses that make the site part of downtown. How does this site transition from the more intense land uses near Pine Drive to the existing neighborhoods to the east including the design of a buffer.

NEXT STEPS

- 2nd Submittal Referral Comments Via Trakit Due April 29, 2016
- Public Hearings:
- Planning Commission May 12, 2016
 - Town Council - June 6, 2016

CONTACT INFORMATION

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