

Chasez, Ashley

From: Chasez, Ashley
Sent: Wednesday, August 16, 2023 2:01 PM
To: Allison McCreary
Subject: RE: Project SP22-119

Hello Allison,

Thank you for expressing your apprehensions about the proposed gas station. I will ensure that your concerns about this project are properly documented within the case folder.

I also wanted to take a moment to answer your questions and address your concerns.

- **Lighting**

Through the Stie Plan review process, the Town will ensure that all developments meet the restrictions on lighting and light pollution to the surrounding properties that is outlined within the Town's Code. We will be working with Kum & Go to ensure that their operations are well screened from the surrounding properties. If you would like more information, I have included the section of our Code that refers to lighting below.

Lighting Code Section: 13.10.140

- **Noise**

Noise pollution is another thing that is addressed in the Town's Code. The Town will ensure that all businesses meet and follow the Town's noise ordinance to not disrupt surrounding properties. If you would like more information, I have included the section of our Code that refers to noise below.

Noise Code Section: 6.03

- **Traffic**

It was required that this project submit a traffic study to ensure that the roads can handle the new projected traffic loads. If you have more questions regarding traffic, please reach out to Michael Walton with our engineering team. His email is as follows, mwalton@parkeronline.org

- **Signage**

The Town has signage standards that are reviewed and applied to all businesses with signs within the Town. The Town will ensure that all proposed signage aligns and meets the Town's Code. All signage is not approved during the Site Plan review process and will need to be approved with a separate review and permit. If you would like more information, I have included the section of our Code that refers to signage below.

Sign Code Section: 10.13.040

- **24 Hour Operations**

With a proposed use that is considered a use by right, the Town cannot limit hours of operations. However, the Town can ask Kum & Go to limit their business hours in good faith, but the Town cannot enforce such policy.

- **Light and Noise Restrictions**

As mentioned above, the Town has lighting and noise standards that all businesses within the Town must meet.

- Zoning

The Town is currently working on modernizing our Municipal Code. We are approaching the time in the project that we will begin to ask for public input to the proposed changes. Please keep an eye on our website and social media pages to know when that will be available for comment. We are expecting to adopt the new code by the beginning of the new calendar year.

Here is a link to the Town's Code: [Town of Parker's Municipal Code](#).

Please let me know if this information helps address your concerns or if you have more questions.

Thank you,



Ashley Chasez, Planner I
20120 E. Mainstreet Parker, CO 80138-7335
303.805.3331 www.parkeronline.org



-----Original Message-----

From: Allison McCreary <allison.mccreary@yahoo.com>
Sent: Tuesday, August 15, 2023 4:04 PM
To: Chasez, Ashley <achasez@parkeronline.org>
Subject: Project SP22-119

Hi Ashley,

I know your department has received a lot of opposition letters from the residents of the Trails at Crowfoot, and the Town continues to fall back on the "we can't do anything about the zoning guidelines" reasoning.

While I am firmly still in opposition of this gas station being built at all, I would like additional concerns to be evaluated if the Town of Parker is going to ignore our initial request to stop the project altogether.

Kum & Go gas stations operate 24 hours a day. This means that their lights would be on in full view of homes on all three sides of the building at all times. This is a huge nuisance to residents. How do you plan to mitigate the light pollution that will no doubt accompany this business? The small shrubs and few trees planned will do little if anything to shield residents from the lights of this business.

Noise from a business that operates 24 hours a day will also be an issue. This is why businesses like this are typically located in areas that don't have residential homes within 200ft. How do you plan to mitigate the 24 hour noise that will no doubt accompany this business?

Traffic from a business that operates 24 hours will also be an issue. What does the Town of Parker plan to do at the time of the gas station's construction to mitigate this issue since Bayou Gulch isn't scheduled to be widened for another 7-10 years? Do the residents in this area just have to deal with increased traffic and the accompanying safety hazards for 7-10 years until the road widening project begins? What happens when the foot traffic increases due to the completion of the new elementary school right down the block? How will we keep pedestrians safe at that intersection for the next 7-10 years before the traffic light is built?

The site plan also includes huge signage on all three sides of the business. There is no need for signage of this size and amount. The station would be easily viewed from the street. One small sign is enough.

Can you restrict the business hours so they won't operate 24 hours a day?

Can you apply noise and light restrictions to this business since it will be in such close proximity to residential homes?

Please tell us exactly what we need to do in order for these issues to be addressed.

In addition, can the Town of Parker revise their archaic zoning guidelines for planned developments to protect its citizens from negative environmental impacts and greedy developers who are looking only at their bottom line and how much money they make off a deal such as this?

Regards,

Allison McCreary
415-858-8007