



Planning Commission Staff Report

Planning Commission Date: 2/28/2019

Town Council Date: 3/18/2019

Hearing Type: Public Hearing
Parker Pointe Filing No. 1 – Minor Development Plat
TRAKiT No(s): SUB17-058

Location: Southeast corner of Parker Road and Stroh Road

Project Planner: Paul Workman, Senior Planner

Applicant: Parker & Stroh, LLC

Executive Summary: The applicant is requesting the approval of a Minor Development Plat to create 15 lots for future commercial development and two tracts that would be dedicated to the Town as open space.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Minor Development Plat.”

ALTERNATIVE MOTIONS

*“I move the Planning Commission recommend Town Council approve the Minor Development Plat, subject to the following conditions:
-List conditions”*

*“I move the Planning Commission recommend Town Council deny the Minor Development Plat as the request does not meet the following approval criteria:
-List criteria not met (either by staff or Planning Commission)*

“I move the Planning Commission vote to continue the Minor Development Plat to a future date.”

I. BACKGROUND/DISCUSSION

This is a request for a Minor Development Plat to create 15 lots for future commercial development and two tracts that will be dedicated to the Town. The two tracts that will be dedicated to the Town will be preserved as open space and are encumbered by 100-year floodplain and the Preble’s Meadow Jumping Mouse habitat. The structures shown in the aerial below have been removed and the applicant has provided an historic analysis of the structures in accordance with Town regulations.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
8/20/18	Town Council approved the annexation of the subject property.
8/20/18	Town Council approved a Modified Commercial zoning for the subject property.

III. CURRENT SITE DATA

Existing Zoning	Modified Commercial		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Community Center		
Site Acreage	14.66 +/- acres		
Subdivision	Parker Pointe Minor Development Plat Filing No. 1 (proposed)		
Existing Use	Vacant single-family home and accessory structures		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Community Center	PD - Planned Development	Undeveloped commercial pad sites
South	Douglas County	Douglas County Zoning	Kinney Creek and Colorado Golf Club
East	Douglas County	Douglas County Zoning	Colorado Golf Club
West	Community Center	PD - Planned Development	Parker Road and commercial pad sites

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Community Center <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Master Plan Character Discussion	Larger than Neighborhood Centers, Community Centers have a greater market area, serving multiple neighborhoods. Typical uses include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. The total Gross Leasable Area for the commercial/office components within an entire Community Center should range from a combined 250,000 to 500,000 square feet.
Consistent Goals/Strategies	<u>Land Use 1.D</u> <u>Jobs and Economic Vitality 2</u> <u>Jobs and Economic Vitality 2.A</u> <u>Jobs and Economic Vitality 2.B</u> <u>Jobs and Economic Vitality 2.E</u> <u>Transportation 2.C</u>

	Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 1.D Natural Resource Protection 2.A Natural Resource Protection 2.D Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.I Natural Resource Protection 6.B Open Space and Recreation 2.A
Inconsistent Goals/Strategies	None
Staff Analysis	Staff has reviewed the requested Minor Development Plat against the Town’s Master Plan and has determined that the request is consistent with the goals identified above. The proposed plat would create lots for future commercial development as identified in the Master Land Use Plan and which are allowed by the zoning.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Minor Development Plat)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 40’ Side – 0’ when adjacent to commercial or 25’ when adjacent to residential Rear – 25’ Maximum Building Setback from Parker Road – 65’ Maximum Building Setback from Stroh Road – 80’	Setbacks will be reviewed with each individual Site Plan.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> N/A
Density	N/A. The site is zoned for commercial uses.	N/A. The site is zoned for commercial uses.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> N/A
Height/Stories	Maximum Building Height – 35’	Building heights will be reviewed with each individual Site Plan.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> N/A
Lot Size	Minimum Lot Width – 75’	96’ is the smallest lot width proposed.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A

Lot Coverage	None	Lot coverage will be reviewed with each individual Site Plan	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> N/A
Landscaping	Title 13.06.070	As a part of the Minor Development Plat, the applicant is showing streetscape for the perimeter of the property as required by 13.06.070.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A
Off-Street Parking	Title 13.06.050	Off-street parking will be reviewed with each individual Site Plan.	<input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> N/A
Staff Analysis	The request is for the approval of a Minor Development Plat to create 15 lots for commercial development and two tracts that will be dedicated to the Town. Therefore, the development standards for the minimum lot size and the required landscaping are the only applicable standards at this time. The other development standards will be reviewed during the future site plan submittals. The applicant has demonstrated compliance with the minimum lot size and the landscaping requirements. Therefore, the proposed Minor Development Plat is in conformance with the approved zoning.		

VI. DESIGN REVIEW

The request is for a Minor Development Plat. Therefore, design review is not a part of this request.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The applicant has submitted a traffic study that has been reviewed and approved by both the Town of Parker Public Works/Engineering Department and the Colorado Department of Transportation (CDOT). The study identifies that the subject property will have one right-in and right-out access from Parker Road near the center of the subject property. Additionally, the site will be served by one right-in and right-out access off Stroh Road and a full-movement access from the east of the subject property. Access from the full movement intersection will be via an access easement that was negotiated between the applicant and the property owner to the east (Reata South Metropolitan District). Internal to the site, the applicant will be dedicating an access easement that will serve all future lots within the development. As a part of the development of the property, the applicant will be making improvements to both Parker Road and Stroh Road to ensure access meets CDOT and the Town of Parker’s requirements. Included in these improvements will be an eight-foot wide sidewalk along Parker Road and a five-foot wide sidewalk along Stroh Road.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Town of Parker Engineering	Advisory Comments
Fire and Life Safety	Advisory Comments
Parker Water and Sanitation District	Advisory Comments
Douglas County	Advisory Comments
Urban Drainage	Advisory Comments
Xcel	Advisory Comments
IREA	Approved
US Department of the Interior – Fish and Wildlife Service	Advisory Comments

IX. CONCLUSION

The applicant is requesting the approval of a Minor Development Plat in order to create 15 lots for commercial development and two tracts that will be dedicated to the Town as open space. The zoning of the property allows for commercial uses and the applicant has demonstrated compliance with the minimum lot standards set forth in the zoning and the Land Development Ordinance for Minor Development Plats, including required landscaping. Therefore, staff is recommending that Planning Commission recommend approval for the Parker Pointe Minor Development Plat Filing No. 1.

X. RECOMMENDED CONDITIONS

N/A

XI. ATTACHMENTS

1. Minor Development Plat

Report Approved By: Bryce Matthews, Planning Manager

Through: Jason Rogers, Deputy Community Development Director