



Planning Commission Staff Report

Planning Commission Date: 3/12/2020

Town Council Date: 4/6/2020

Hearing Type: **Public Hearing**
Parker Pointe Filing No. 1 – Minor Development Plat
TRAKiT No(s): SUB19-052

Location: **Southeast corner of Parker Road and Stroh Road**

Project Planner: **Paul Workman, Senior Planner**

Applicant: **Parker and 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 Parker Pointe Filing No. 1 Minor Development Plat.”

ALTERNATIVE MOTIONS

*“I move the Planning Commission recommend Town Council approve the Parker Pointe Filing No. 1 Minor Development Plat, subject to the following conditions:
-List conditions”*

*“I move the Planning Commission recommend Town Council deny the Parker Pointe Filing No. 1 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 Parker Pointe Filing No. 1 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.

The identical application was recommended for approval by Planning Commission on February 28, 2019, and subsequently approved by Town Council on March 18, 2019. However, the applicant was unable to meet the financial obligations of the Subdivision Improvement Agreement (SIA) at that time. Therefore, the approved Minor Development Plat and SIA were never recorded and the approval expired. The applicant now has their financing in place and is requesting the application be approved once again so that they can develop the subject property.

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. |
| 3/18/19 | Town Council approved a Minor Development Plat. |

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 | Undeveloped Vacant Land | | |
| 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 | Land Use 1.D Jobs and Economic Vitality 2 Jobs and Economic Vitality 2.A Jobs and Economic Vitality 2.B Jobs and Economic Vitality 2.E |

| | |
|--------------------------------------|--|
| | Transportation 2.C 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 continues to be consistent with the goals identified above. The proposed plat would create lots for future commercial development as identified in the Parker 2035 Master Plan’s General 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 Section 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 zoning 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 |
|--------------------------------------|---|
| Aztec Consultants | No Comments |
| Cherry Creek Water Quality Authority | Advisory comments. Minor technical comments that will need to be resolved prior to the issuance of any permits. |
| Colorado Parks and Wildlife | Advisory Comments |
| Douglas County | Advisory Comments |
| Fire and Life Safety | No Comments |
| IREA | Approved |
| Parker Water and Sanitation District | Approved |
| Town of Parker Engineering | Approved |
| Town of Parker Building | Advisory Comments |
| Urban Drainage | Advisory Comments |
| Xcel | 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.

The applicant has indicated a financial ability to perform on the obligations in the SIA. Therefore, staff is recommending that Planning Commission recommend approval for the Parker Pointe Filing No. 1 Minor Development Plat.

X. RECOMMENDED CONDITIONS

N/A

XI. ATTACHMENTS

1. Referral Agency Comments
2. Minor Development Plat
3. Landscape Plan

Report Approved By: Bryce Matthews, Planning Manager