



Planning Commission Staff Report

Planning Commission Date: 5/11/2023

Town Council Date: 6/5/2023

Hearing Type: Public Hearing
Lincoln Professional Park Filing No. 1 – Minor Development Plat

TRAKiT No(s): SUB21-055

Location: Generally located on the southeast corner of Lincoln Avenue and Dransfeldt Road

Project Planner: Stacey Nerger, Planner

Applicant: Ryanne Sass, Plaza Street Partners

Executive Summary: The applicant, Plaza Street Partners, is proposing a Minor Development Plat to create 6 commercial lots and 3 tracts. The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat, subject to the following conditions:”

-List Conditions

“I move the Planning Commission recommend Town Council deny the Lincoln Professional Park 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)

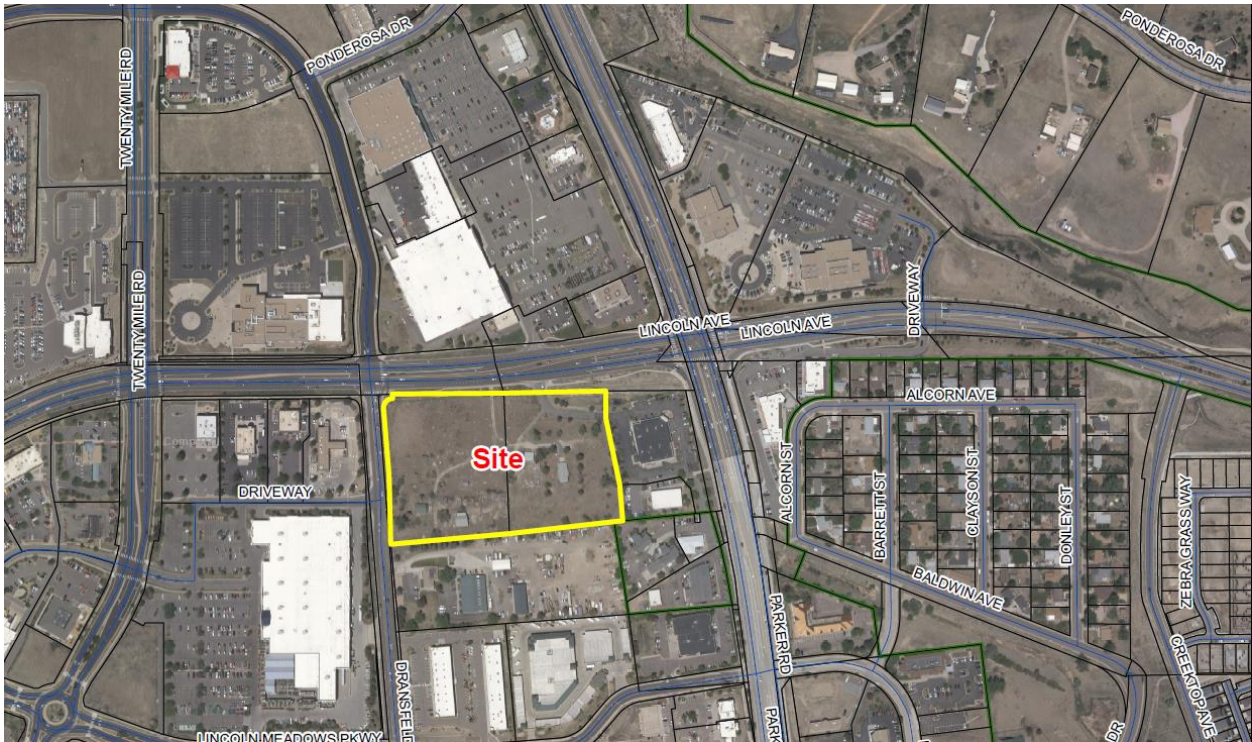
“I move the Planning Commission vote to continue the Lincoln Professional Park Filing No. 1 Minor Development Plat to a future date.”

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town and zoned for commercial purposes. The subject property is located at the southeast corner of Lincoln Avenue and Dransfeldt Road and west of the existing Walgreens. To the west of the site is the Lincoln Meadows Planned Development which allows for a mix of commercial uses and is currently developed as the Lowe’s Shopping Center. To the south is the ET Technology Planned Development which currently allows for light industrial uses. To the north is Modified Commercial Zoning which allows for a mix of commercial uses and is currently developed with the Murdoch’s Shopping Center. To the east is Commercial zoning and is currently developed as Walgreens.

The property is currently zoned C-Commercial. The C-Commercial Zone District allows for a mix of commercial uses as outlined within the Parker Land Development Ordinance. The proposed Minor Development Plat proposes six lots and three tracts. The proposed Minor Development Plat will accommodate the required drainage and will provide access to all lots through access easements through the development. The six lots are sized appropriately to allow for future commercial development.

VICINITY MAP



II. PRIOR ACTIONS

| Date | Action |
|-------------------|---|
| September 8, 2008 | Town Council approved the Annexation and Zoning of the eastern 3.57 acres into the Town of Parker. |
| May 17, 2021 | Town Council approved the Annexation of the western 4.37 acres of the property into the Town of Parker. |
| May 17, 2021 | Town Council approved the zoning of all 7.95 acres to C-Commercial. |
| May 17, 2021 | Town Council approved a Use by Special Review for a gas station convenience store on the property. |

III. CURRENT SITE DATA

| | | | |
|---------------------------|-----------------------------|------------------------------|---|
| Existing Zoning | C - Commercial District | | |
| Overlay District | N/A | | |
| PD & Plan Area | Commercial | | |
| Master Plan Area | Central Commercial | | |
| Site Acreage | 7.95 acres | | |
| Subdivision | Not currently subdivided | | |
| Existing Use | Residential/Undeveloped | | |
| Surrounding Uses | | | |
| | Master Plan Land Use | Zoning | Existing Use |
| North | Central Commercial | Modified Commercial District | Existing Commercial – Murdoch’s and Inspire Animal Hospital |
| South | Central Commercial | PD - Planned Development | Existing Commercial/Light Industrial – ET Technology |
| East | Central Commercial | C - Commercial District | Existing Commercial - Walgreens. |
| West | Central Commercial | PD - Planned Development | Existing Commercial – Lowe’s and Richies Carwash |

IV. PARKER 2035 MASTER PLAN

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

| MASTER PLAN CONSISTENCY | |
|---|---|
| Master Plan Designation | Central Commercial <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent |
| Master Plan Character Discussion | <u>Central Commercial District:</u> This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate. |
| Consistent Goals/Strategies | <u>Land Use 1.C</u> <u>Land Use 1.E</u> |

| | |
|------------------------------|--|
| | <p><u>Jobs and Economic Vitality 2.A</u> <u>Jobs and Economic Vitality 2.B</u></p> |
| <p>Staff Analysis</p> | <p>The subject property is located at the southeast corner of Lincoln Avenue and Dransfeldt Road within the Central Commercial Character Area as designated by the Parker 2035 Master Plan.</p> <p>This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The Town’s Commercial zone district is intended to accommodate a wide range of commercial uses.</p> <p>The proposed Minor Development Plat will create six commercial lots and three tracts. The tracts will accommodate the drainage for the development as well as east/west and north/south access through the development.</p> <p>The requested plat is consistent with the specific Goals/Strategies of the Master Plan for the following reasons:</p> <ul style="list-style-type: none"> • Land Use 1.C: The request would expand the Town’s economic base in an area that is designated for commercial uses and zoned for commercial uses. • Jobs and Economic Vitality 2.A: The request would provide for expanded commercial activities in an area designated as a Commercial Center. <p>Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.</p> <p>In addition, this property falls within the Parker Road Corridor Plan study area. The Parker Road Corridor Plan is an element of the Parker 2035 Master Plan. Among other things, the Plan includes a focus on connectivity and enhanced access between the parcels adjoining Parker Road and Dransfeldt Road. The proposed plat includes important east/west and north/south connections which aligns with the connectivity goals and graphics of the Plan.</p> |

V. LAND DEVELOPMENT ORDINANCE

| ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP) | | | |
|---|--|---|---|
| Provisions | Existing/Required | Proposed | Analysis |
| Setbacks | Lincoln Avenue – 40’ Dransfeldt Road – 40’ South property line – 25’ East property line – 15’ | Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval. | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A |
| Density | N/A | No residential development is a part of this proposal. | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A |
| Height/Stories | 35 feet | Structures are not a part of this proposal. Required height will be met at time of site plan approval. | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A |
| Lot Size | None | Proposed lot sizes meet the zoning requirements | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A |
| Lot Coverage | None | Structures are not a part of this proposal. | <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> N/A |
| Landscaping | Title 13.06.070 | All required streetscape and tract landscaping to meet the requirements of an MDP have been proposed and satisfied. | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A |
| Off-Street Parking | Title 13.06.050 | All parking requirements will be met at the time of site plan approval. | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/> N/A |
| Staff Analysis | As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Town’s Commercial zone district as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards. | | |

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject property will construct a full movement access into the property from Dransfeldt Road. The existing right-in/right-out access on Lincoln Avenue will remain and will provide access to this development as well as Walgreens. All lots within the development will have access from the proposed east/west or north/south roads within the

development. These access roads will provide future access to Walgreens to the east and ET Technology to the south.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

| Agency | Comments |
|--|--|
| Aztec | No Comment |
| Town of Parker Building | Ok for replat per building. |
| CenturyLink Communications | Our engineer has reviewed this plat and their comments are: "I have no objections to his Plat." |
| Cherry Creek Basin Water Quality Authority | The authority requires construction and post-construction best management practices. No exceptions take with the proposed BMPs. The authority reserves the right to review and comment on future submittals. |
| Comcast | No comments submitted |
| Town of Parker Comprehensive Planning | Advisory Comments - Please shade the private roads for clarity/ease of recognition. Ensure the north-south roadway through the development extends/connects to Lincoln Ave. |
| Town of Parker Engineering/Storm water | Approved |
| Douglas County Assessors | No comment |
| Fire Life Safety | Approved |
| Parker Authority for Reinvestment | No Comment |
| IREA | Approved |
| Parker Water and Sanitation District | PWSD has no further design comments. |
| Public Service Company/ Xcel | PSCo acknowledges the comment response and has no additional concerns at this time. |

VIII. CONCLUSION

The applicant is proposing to plat the 7.95 acres into six commercial lots and three tracts. Access easements are proposed to be dedicated through the property that will allow east/west and north/south access through the site. These access easements will also allow for future access through the site for the property to the east and south. The layout proposed allows for adequate access and lots sufficient in size and shape to accommodate future commercial development in alignment with the zoning and allowed uses.

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Lincoln Professional Park Filing No. 1 Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Lincoln Professional Park Filing No. 1 MDP
2. Lincoln Professional Park Filing No. 1 Overall Landscape Plan

Report Approved By: Bryce Matthews, Assistant Director - Planning