



March 02, 2018

Paul Workman  
Senior Planner  
Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138-7335

RE: Z17-024 Analysis of the Nine Approval Criteria for Rezoning

Dear Mr. Workman,

Outlined below are the nine approval criteria along with response to each item.

1. A need exists for the proposal;

The proposed application provides for commercial development lots on the south side of Parker. The new businesses will provide needed services to existing residents in the immediate vicinity as well as new residents in the new Stroh Crossing development just north of the site. It is not a question of existing users in the same area. The buying public need different ways the same product is delivered. You will notice that a burger user as well as other commercial users will go next to a competitor on the same development. People like the idea of choice. The buying public will change their desire of a product by just seeing a sign or add from a different user. This area is a growing area and the need for retail has not come close to reaching limit on commercial use

2. The particular parcel of ground is indeed the correct site for the proposed development;

Easy access and convenience to Parker Road lends the site well for commercial development. The close proximity to a major arterial makes the site less desirable for other potential residential uses. Access is necessary off of Parker Road to make it easy for the public to use the business located at the site. It has been shown that easy in and easy out brings the public back to shop at location that have good access. Also well designed access will provide safety to the public and make it more enjoyable to visit this location.

3. There has been an error in the original zoning;

N/A

4. There have been significant changes in the area to warrant a zone change;

This application is in conjunction with annexation. Therefore no Town zoning presently exists on the property. I agree with the Town of Parker in asking that this property to be annexed to the Town. It is a

well located parcel of land that different users and users who are looking for a second location to fill the needs of a growing community. With the development of the housing market in the area, and the Colorado Gold Club only 25% built out this is a well situated location for commercial development. The fact that the interest we have from users demonstrates the need for such a development.

5. Adequate circulation exists and traffic movement would not be impeded by development;

The sites immediate proximity to Parker Road and Stroh Road provides adequate access and movement to and from the site. Improvements will be made to both Parker Road and Stroh Road to accommodate the new development. A traffic study was conducted for the project and the following infrastructure improvements will be accomplished.

Decel and right turn lane construction on Parker Road along the property frontage.

Additional left turn bay on Parker Road to Stroh Road.

Additional lane on Stroh Road with pavement shifted to align with feeding lanes west of Parker Road.

New right in right out access on Parker Road and Stroh Road.

New full movement access on Stroh Road east of the subject property.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Infrastructure improvement costs will be born by the developer. The costs for new demands on emergency services will be mitigated by sales tax revenues generated from the new businesses. The modified commercial zoning will not impact school, parks, or library demands. Additionally, this property is within the Town's Growth Boundary which means the Town is prepared to meet additional municipal service costs.

7. There are minimal environmental impacts or impacts can be mitigated.

There are flood plain and mouse habitat areas along the south portion of the site. This area will be protected from, and excluded from the development area. Permanent tracts will be created and dedicated to the public for ongoing preservation.

An existing stand of large cottonwoods are present along the east property line near Kinney Creek. Approximately half of these trees will be protected and preserved as defined on the tree preservation plan.

8. The proposal is consistent with the Town Master Plan maps, goals and policies.

The Parker 2035 Master Plan General Land Use Plan identifies the area as a Community Center. The Town Zoning Map identifies the area as an Urban Growth Area. The Town of Parker some ten years ago made an agreement with Douglas County that the Town would annex this location into the Town of Parker, I agree with the decision and I feel we are consistent with the Towns plan for this site.

9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

The applicant is concurrently pursuing inclusion into the Parker Water and Sanitation District to provide water and sewer services to the property. School, parks and recreation impacts are minimal as commercial

zoning is proposed. School park and recreation facilities are generally required for residential, not commercial uses.

Tracts of land are dedicated to the public for future trail system along Kinney Creek.