



November 21, 2017

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

Please address how the new commercial uses will meet a need that is not currently being met in the area.

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

Dear Mr. Workman,

There are commercial pad sites within that development to serve those residents

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.

Need to expand this analysis.

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.

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

~~This application is in conjunction with annexation. Therefore, no Town zoning presently exists on the property.~~

Just N/A this

Discuss state requirements for zoning and annexation and changes in the area that warrant additional commercial development.

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.~~

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.

Need to cite the traffic impact study here.

Need to detail what these improvements are.

Discuss that this is in the Town's Growth Boundary, which means the Town is prepared to meet additional municipal service costs.

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 commercial zoning will not impact school, parks, or library demands.

Need to provide details on how this will be accomplished.

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.

Need to discuss tree preservation and compliance with 13.10.110.

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.

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.

Describe how this request meets the intent of this designation.

Please let me know if you require additional information.

Respectfully,

Need to discuss the benefits of the trail connection here.

Jerry W. Davidson, P.E.
Perception Design Group, Inc.