

OTTENJOHNSON

ROBINSON NEFF + RAGONETTI PC

October 23, 2020

BRIAN J. CONNOLLY
303 575 7589
BCONNOLLY@OTTENJOHNSON.COM

VIA E-MAIL

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Re: 11964 Dransfeldt Road Rezoning Submittal Narrative

To Whom It May Concern:

This firm represents Plaza Street Partners, LLC and its affiliates (the "Applicant") in connection with its application (the "Application") for an annexation to the Town of Parker (the "Town") and related rezoning of the certain real property located at 11964 Dransfeldt Road (the "Property") in unincorporated Douglas County (the "County"). The Property is approximately 4.37 acres and currently improved with a single-family home. The Applicant seeks to rezone the Property to the Commercial zoning district and obtain approval of a use by special review to allow the construction of a gas station on the Property. The Applicant contemplates developing a gas station, convenience store market, and a multi-tenant commercial retail center within the Property and the adjacent parcel to the east, 18900 Lincoln Avenue, (the "Project"). As required by Section 13.04.240(b) of the Town Land Development Ordinance ("PLDO") we are providing this Written Narrative on behalf of the Applicant, requesting the Town approve the Application to rezone the Property.

Project Narrative

The Property is currently within the Agriculture One zoning district under the County's Zoning Resolution. In connection with the Property's annexation to the Town, the Applicant seeks a rezoning of the Property to the Town's Commercial zoning district. Additionally, to accommodate the proposed gas station on the Property, the Applicant is also processing an application for a use by special review.

The proposed Project includes a gas station, corner store, and retail center. The gas station and associated convenience store will be located at the corner of Lincoln Avenue and Dransfeldt Road. The multi-tenant commercial retail center will include a variety of retail, restaurant, and commercial uses. To accommodate vehicular ingress and egress to the Property, the Project will expand Lincoln Avenue and construct a southbound left turn lane into the Property on Dransfeldt Road and a northbound right turn lane into the Property on Dransfeldt Road. Access points to the Property will occur via Lincoln Avenue and at least one other access point will occur via Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east. The Applicant anticipates the Project will be constructed in phases, with the construction of the gas station to occur first and then the construction of the retail center. The Parker Water and Sanitation District will provide water and sewer service to the Property.

950 SEVENTEENTH STREET SUITE 1600 DENVER COLORADO 80202 P 303.825.8400 F 303.825.6525
OTTENJOHNSON.COM

Rezoning the Property to the Commercial zone district is consistent both with the surrounding land uses and the Town Master Plan (the “PMP”). The properties to the north and east of the Property are also within the Commercial zoning district and contain the following commercial uses: Murdoch’s Ranch and Home Supply Store, dental office, Walgreens pharmacy, and auto parts store. The properties to the east and south of the Property are within the Planned Development zoning district and similarly utilized as a variety of commercial uses, including a church, carwash, Lowe’s, and multi-tenant office building.

The PMP’s General Land Use Plan identifies the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. The PMP provides that growth in the Central Commercial Character Area “should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses.” PMP p.6.10. Rezoning the Property to the Commercial zoning district is consistent with and furthers the PMP’s vision for the Property.

Compliance with Rezoning Approval Criteria

The Application meets the approval criteria, set forth in PLDO § 13.04.240(b)(7)(f), for a rezoning as follows:

- § 13.04.240(b)(7)(f)(1). *A need exists for the Application.*

As demonstrated by the PMP, the Application is consistent with the Town’s vision for the Property to be utilized as a commercial development in conformance with the surrounding commercial properties. There is an increasing demand for retail services to serve the Town’s growing population. The Application provides additional retail services to satisfy these needs and will provide additional sales and property tax revenue for the Town.

The Property’s annexation to the Town also presents a need for the Application. Once annexed, the Property must be zoned under the Town’s regulations. Therefore, a need for the rezoning request exists.

- § 13.04.240(b)(7)(f)(2). *The particular parcel of ground is indeed the correct site for the proposed development.*

The Property is an appropriate location for the proposed rezoning and development. As noted above, the Property is surrounded by other commercial uses and located at a major intersection.

- § 13.04.240(b)(7)(f)(3). *There has been an error in the original zoning. or*

This criterion does not apply to the Application.

- § 13.04.240(b)(7)(f)(4). *There have been significant changes in the area to warrant a zone change.*

The Property is surrounded by other commercial uses and located in an area that has seen a significant increase in development. The Property is located at the intersection of two major arterials and is no longer appropriate for a single-family residential or agriculture use.

The Property’s annexation to the Town also constitutes a significant change that warrants a zone change. As discussed above, the Town’s charter requires that the Town zone the Property concurrently with the annexation.

- § 13.04.240(b)(7)(f)(5). *Adequate circulation exists and traffic movement would not be impeded by development.*

The Property is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The Application will not impede traffic circulation or movement. The Project will include improvements to Dransfeldt Road, and the Applicant will convey right-of-way to the Town for expansion of Lincoln Avenue.

The Project will provide efficient internal circulation of traffic within the Property and the adjacent parcel to ensure the development does not impede traffic mobility and circulation, and to minimize access points from Lincoln Avenue and Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east.

- § 13.04.240(b)(7)(f)(6). *Additional municipal service costs will not be incurred which the Town is not prepared to meet.*

The Project will not create additional municipal service costs that would burden the Town. In contrast, once developed, the Project will provide an additional revenue source for the Town by virtue of additional taxes collected from the retail development.

- § 13.04.240(b)(7)(f)(7). *There are minimal environmental impacts or impacts can be mitigated.*

The Application and Project create minimal environmental impacts. The Property does not contain any significant natural features, wildlife habitat, or known hazards.

- § 13.04.240(b)(7)(f)(8). *The Application is consistent with the Town Master Plan maps, goals and policies.*

The PMP designates the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. By rezoning the Property to the Commercial zoning district, the Application is consistent with and furthers the PMP's vision for the Property.

- § 13.04.240(b)(7)(f)(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 Application.*

There are adequate, existing services to serve the Property and any impacts created by the Application. The Parker Water and Sanitation District will provide water and sewage services to the Property. The South Metro Fire Rescue Fire Protection District will provide fire safety services to the Property. The Application will not create any additional residential units that would impact schools, parks, and open space.

Compliance with Use by Special Review Approval Criteria

The Application meets the approval criteria, set forth in PLDO § 13.04.200(b), for a use by special review as follows:

- § 13.04.200(b)(1). *The Application will be in harmony and compatible with the character of the surrounding areas and neighborhood.*

The Property subject to the Application is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The area surrounding the Property is predominately commercial and includes an auto parts store, used car dealership, and tire store, among the other automobile-oriented uses. Use of a portion of the Property as a gas station is compatible with the character of the surrounding area.

- § 13.04.200(b)(2). *The Application will be consistent with the Town Master Plan.*

The PMP designates the Property as within the Central Commercial Character Area. PMP p. 6.5, Figure 6B. The construction of a gas station on the Property is consistent with the PMP's guidance to develop core retail and services in the Central Commercial Character Area.

- § 13.04.200(b)(3). *The Application will not result in an over-intensive use of land.*

The gas station will occupy the portion of the Property that is adjacent to two arterial roads, in a commercially-dominated area of the Town. The Application will not result in an over-intensive use of the land that is otherwise out of character with the surrounding area.

- § 13.04.200(b)(4). *The Application will not have a material adverse effect on community capital improvement programs.*

The Application will not impact community capital improvement programs.

- § 13.04.200(b)(5). *The Application will not require a level of community facilities and services greater than that which is available.*

The Application will not require community facilities or services beyond those that are presently available to the Property to serve the gas station use, and the Project will include improvements to Dransfeldt Road.

- § 13.04.200(b)(6). *The Application will not result in undue traffic congestion or traffic hazards.*

The Property is located at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The Application will mitigate undue traffic congestion or traffic hazards by minimizing access points from Lincoln Avenue and Dransfeldt Road. Additionally, the Applicant intends to provide access to Parker Road by acquiring an access easement across the property to the east. These measures will provide efficient internal circulation of traffic within the Property and adjacent parcel to ensure the gas station development does not create additional traffic congestion or hazards.

- § 13.04.200(b)(7). *The Application will not cause significant air, water or noise pollution.*

The Application will not create significant air, water or noise pollution.

- § 13.04.200(b)(8). *The Application will be adequately landscaped, buffered and screened.*

The Applicant intends to landscape the Property in accordance with the Town's design standards.

- § 13.04.200(b)(9). *The Application will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.*

The Application will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town. Instead, the Application will provide a conveniently located gas station at the intersection of two major arterials within a commercially-dominated area of the Town.

Pursuant to Section 13.04.22(d) of the PLDO, the Applicant requests that the Town Council waive the expiration of the use by special review.

Conclusion

We appreciate the opportunity to provide this information to the County. Please do not hesitate to contact us if you require further information regarding the Application.

Sincerely,



Brian J. Connolly
For the Firm

BJC/lkl