

DATE: November 28, 2018

TO: Town of Parker Community Development Department

FROM: Marley Hodgson, Applicant and Owner, Big Tool Box, Inc.

PROJECT: The Big Tool Box & Highlands Garden Center – Parker, CO

The project site referenced above is located at 12450 South Parker Road in Parker, CO. The project proposes to rezone the mentioned property from Jackalope PD to C – Modified Commercial District zoning. The proposed commercial/retail use would better fit the Commercial District zoning requirements and guidelines, while still complying with the surrounding zone areas. Please see below for responses to Section 13.04.240(f) 1 through 9.

1. A need exists for the proposal;
 - a. The current site is within the Jackalope PD, which was written in 1997 and requires rezoning for any increase in the retail square footage. Although this PD allows for commercial retail and recreational use, it does not include the all uses this project is proposing and restricts the permissible retail area to a building footprint that is not conducive for uses other than the current market. The Big Tool Box will provide a hardware store, tool, equipment and Uhaul rental facility, indoor & outdoor greenhouse and garden center, outdoor retail area for plants garden center related products, a small engine repair shop, a pad for Food Trucks and small accessory building sales area (Tuff Shed). The proposed use increases the existing 5,800 sqft to approximately 29,000 sqft inclusive of the greenhouse. The Modified Commercial District zoning will allow for these proposed changes to the site.
2. The particular parcel of ground is indeed the correct site for the proposed development;
 - a. This parcel is very well suited for the proposed development. Topographically, it is slightly oriented uphill and will not require excessive grading. The proposed uses are in high demand by the existing surrounding communities and for future developments. The roads, streets and intersections surrounding the property are all recently improved and provide for great access to the site and ease of use by the public. The existing PD already allows for most commercial uses including many of our proposed uses and some of which that are already operating at the site.
3. There has been an error in the original zoning; or
 - a. The existing PD won't allow for more than the existing 5,800 square feet of retail. In order to achieve any financial feasibility this needs to be increased as proposed.
4. There have been significant changes in the area to warrant a zone change;
 - a. The surrounding area is zoned as PD Commercial and Residential which hasn't changed. However, with the increased development and growth of Parker and its surrounding communities, this particular site can be better used to provide needed retail and services to the community. The existing zoning will not allow for that due to some limits on use and due to the requirement to rezone to increase the retail square footage as proposed.
5. Adequate circulation exists, and traffic movement would not be impeded by development; and
 - a. The entrance/exit to the proposed site will be off Cockriel Drive, which is a fully established road that intersects with S Parker Road. There are both deceleration and acceleration lanes currently in place at the intersection of Parker Road Northbound and Cockriel Drive. Access to and from Parker Road Southbound and Hess Road will be via Pine Bluffs Parkway which intersects with Hess Road at a full movement, lighted intersection that was recently improved to allow for the additional retail and commercial

uses planned for and already in existence in the immediate area. These access points are good, sufficient for the proposed project and will not impede traffic.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
 - a. The site already has the municipal services that are needed to support the proposed project. The surrounding roadways are fully improved and provide adequate access to the proposed site.
7. There are minimal environmental impacts or impacts can be mitigated.
 - a. The existing site already contains native grass, healthy landscaping, and does not appear to show any signs of negative environmental impacts. The proposed project will replace the older buildings with facilities and site improvements that are modern and adhere to current building, environmental and design codes/standards. Due to the existing topography and good soil conditions, grading and over excavation will be minimized allowing for less environmental impact. Any mature trees that need to be removed (does not appear to be very many) to allow for the proposed development will be replaced in other areas of the site in accordance with applicable landscape mitigation requirements.
8. The proposal is consistent with the Town Master Plan maps, goals, and policies.
 - a. The proposed project follows the Town's Master Plan maps, goals and policies. The proposal is a rezoning to Modified Commercial. However, the existing PD is based on commercial use and is consistent with the neighborhood center area designated on the zoning map. The proposed use will serve to revitalize and improve this important site that sits along Parker Road providing amenities for Parker and the surrounding communities. The proposed use will create a significant amount of jobs of several types. Retail sales associates, master gardeners, certified horticulturalists, retail managers and mechanics are among the types of jobs that will be created in both full and part-time varieties. At maturity, it is expected that the project will create 100-130 full and part-time jobs. In addition to full-time and skilled positions, the Big Tool Box also provides significant opportunities for the community in the form of first time job opportunities for high school, college aged kids and others mainly during the weekends, summers and holidays.
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.
 - a. The existing site already contains waste and sewage disposal as well as water service. These utilities will be used and updated for the proposed project. A storm water detention pond is already in existence and will be improved and updated as necessary. The proposed plan also allows for a gathering place for shoppers and their families as well as staff to eat and take breaks. This is in the form of a food truck pad and adjacent picnic area and gazebo type structure.