



Request for Town Council Action

Date: May 20, 2019

Submitted By: Stacey Nerger, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.113.1 - First Reading**
A Bill for an Ordinance to Amend the Jackalope Planned Development Guide and Plan, Pursuant to the Town of Parker Land Development Ordinance, and Amending the Zoning Ordinance and Map to Conform Therewith

Department: Community Development, Stacey Nerger

Trakit No.: Z18-026

Second Reading: June 3, 2019

EXECUTIVE SUMMARY

The applicant is proposing an amendment to the Jackalope Planned Development Guide and Plan (Jackalope PD) to support their proposed commercial development. The purpose of the proposed PD Amendment is to permit a greater range of commercial uses, especially retail, including a hardware store and garden center. To accomplish this, the proposed PD Amendment will expand the uses allowed on the property to incorporate those uses permitted by-right in the C-Commercial Zone and include related accessory uses, definitions and development standards.

The applicant has also submitted Replat and Site Plan Amendment applications in connection with their proposal for a hardware store and garden center. These applications are currently under review and will be approved administratively subject to Town Council action on the subject PD Amendment application at public hearing.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The subject property was originally annexed into the Town and zoned as part of the Jackalope Planned Development (PD) in 1997. The property was also platted and a development

application approved in 1997 for conversion of the existing Cockriel Stables into a market with indoor and outdoor retail sales. In 2003, a Site Plan Amendment was approved to revise the site landscaping to include a water feature and hardscape.

The applicant has submitted the PD Amendment application as part of their development proposal for the Big Tool Box consisting of a hardware store, garden center and related accessory uses. The proposed PD Amendment is consistent with the Parker 2035 Master Plan because the property is located in a designated Neighborhood Center which is intended to "...serve residential neighborhoods..." and "...include convenient retail and personal/business services..." In addition to satisfying the goals for commercial development in Neighborhood Centers, staff has reviewed the proposed PD amendment against the nine (9) criteria for rezoning set forth in the Land Development Ordinance and determined that the criteria are satisfied.

The Planning Commission held a public hearing on May 9, 2019 and recommended Town Council approve the ordinance.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 3.113.1
3. Planning Commission Staff Report
4. Site Plan Exhibit

RECOMMENDED MOTION

I move to approve Ordinance No. 3.113.1 on first reading and to schedule second reading for June 3, 2019, as part of the consent agenda.