



Request for Town Council Action

Date: June 3, 2019

Submitted By: Stacey Nerger, Associate Planner
Bryce Matthews, Planning Manager
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **JACKALOPE PLANNED DEVELOPMENT AMENDMENT
NO. 1 - Rezoning**

Applicant: Marley Hodgson, Jackalope Properties, LLC

Location: Southeast corner of Parker Road and Cockriel Drive

Department: Community Development, Stacey Nerger

TRAKiT No.: Z18-026

EXECUTIVE SUMMARY

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

The applicant has also submitted Replat and Site Plan Amendment applications in connection with their proposal for commercial development. These applications are currently under review and will be approved administratively subject to Town Council action on the proposed PD Amendment 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 including a water feature and hardscape.

The applicant is proposing the PD Amendment as part of their planned commercial development called 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 being consistent with the Master Plan, staff has reviewed the proposed PD Amendment against the nine (9) criteria for rezoning set forth in the Land Development Ordinance and determined that they are satisfied.

The Planning Commission held a public hearing on May 9, 2019 and recommended that Town Council approve the proposed PD Amendment.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Vicinity Map
2. Planning Commission Staff Report
3. Site Plan Exhibit

RECOMMENDED MOTION

I move to approve Ordinance No. 3.113.1 on second reading.