

Town Council Study Session Community Development Update

August 10, 2020

COMMUNITY DEVELOPMENT
DEPARTMENT



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2020 Mid-Year Summary

- Temp. Patio Extensions: 16 (0 pending)
- Single-Family Permits: 154 (<2019)
- Multi-Family Permits: 9 for 204 MFR (<2019)
- Commercial Permits: 401 (>2019)
- Total Permits: 2,023 (>2019)
- Total Valuation: \$90,967,265 (<2019)
- Total Inspections: 14,195 (<2019)
- Development Applications: 80 (<2019)
- Development Approvals: 66 (>2019)
- Development Pre-Applications: 37 (<2019)



Town Administrator's Report *Summer 2020*



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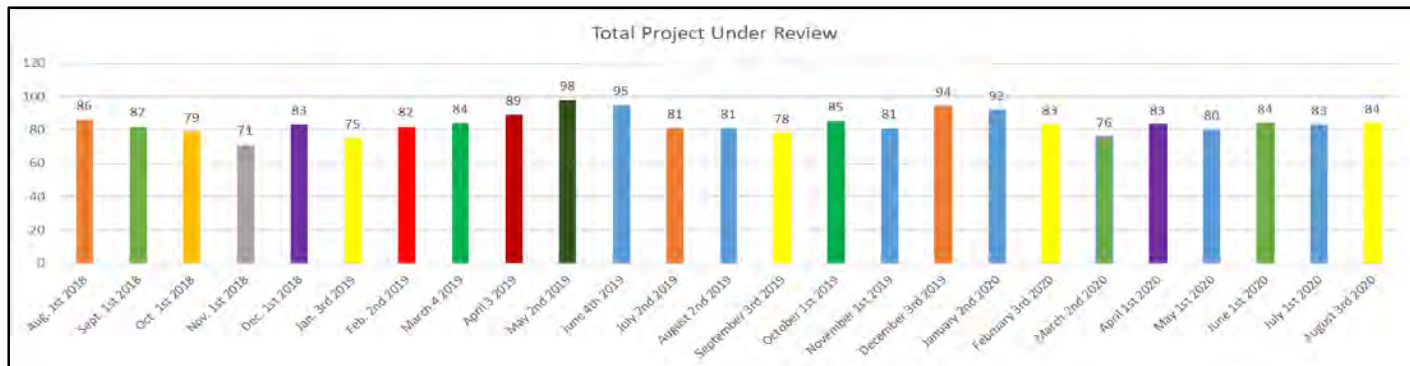
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2020 Mid-Year Trends

- National recession impacting CO
- Impact on development trends uncertain
- All active construction projects continue
- Most approved development projects advancing
- Most submitted development projects advancing
- Continued development interest
- Residential: activity remains strong
- Commercial: activity weakening
- Lt. Industrial: activity weak



Major Project Update – Construction

- Compark: EDGE 470
- Crown Point: Parker Adventist MOB, St. Johns Hotel
- Downtown: No activity
- Parker Rd: Compass CU, Big Tool Box
- Stroh Ranch: Lemn Academy, South Range Crossing, Sunmarke
- Southwest: Meadowlark, Trails@Crowfoot, Looking Glass
- Westcreek: Century Condos



Planned Commercial Projects

- Douglas 234
- Eisenberg MXD
- E-470 Service Plaza
- Horseshoe Ridge Commercial
- Kaiser Permanente MOB
- NE Corner Parker/Ponderosa
- Havana Café
- Wild Goose Saloon
- QuikTrip Convenience/Gas
- West End MXD
- Chase Bank



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Planned Residential Projects

- Anthology North
- Compark Village South
- Chambers Highpoint
- Looking Glass Segment 2
- Newlin Crossing: SFR
- On Hold: Kime Ranch, Vantage Pt. Phase 2, Senderos Creek North



Community Development Projects

- Land Development Ordinance Modernization
- Chambers-Hess Subarea Plan
- Parker-Pine Subarea Plan
- Updated Parks Dedication Ordinance
- Bowey Annexation
- Noise Ordinance Amendment: consultant procurement
- Parking Fee In-Lieu Ordinance



Environmental Assessment (EA)

- Discussed w/Town Council 2019-2020
- Issue(s): Growth, development is impacting wildlife, wildlife habitat and natural features
- Options Discussed:
 - No action
 - Increased Coordination w/CPW,USFW
 - **Environmental Assessment**
 - Environmental Impact Statement
- Council directed staff to refine EA concept and return for discussion, direction
- Issues:
 - Applicability? Recommend private development only
 - How Broad? Recommend apply to priority issues only
 - Goal(s)? Recommend identification/mitigation of impacts
 - Next Steps?: Draft ordinance, discuss w/DLC, follow-up w/Council in Sept-Oct.



Looking Ahead

- DCSD School Opening: Temporary bldgs.
- LDO Modernization
- Master Plan Update
- Bike/Ped Plan Update
- Parker Rd. Corridor Plan Follow-up



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Your kind of place.

Title 13

Land Development Ordinance (LDO)

Installment #2: Development Standards
June 2020

CLARION

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