

2021 WORK PROGRAM AND FY21/22/23 WORK PLAN

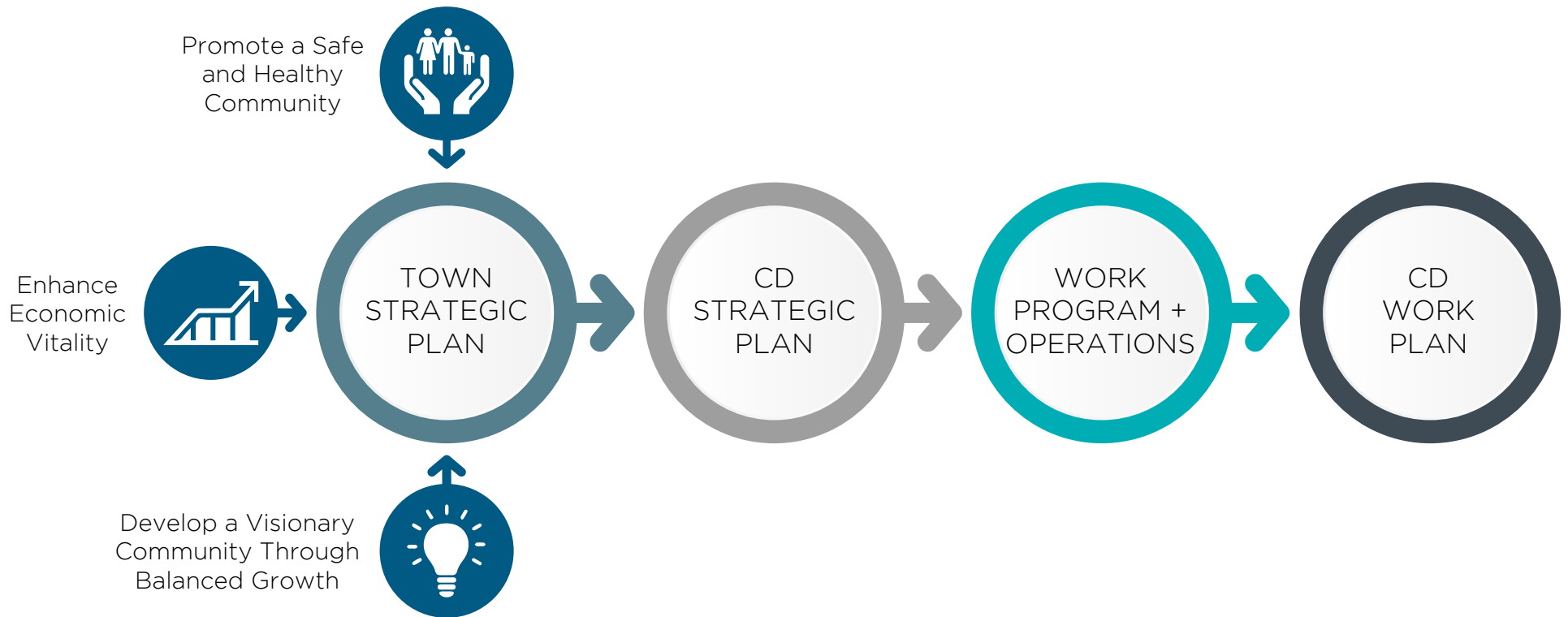
Community Development Department



PARKER
C O L O R A D O

2021 COMMUNITY DEVELOPMENT WORK PROGRAM | FY21/22/23 WORK PLAN

2021 Work Program – Special Projects



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2021 Work Program – Special Projects

<p>Ongoing Operations</p>	<p>Community Development’s on-going activities within this chart are part of the core function of the Department annual work responsibilities and are not to be considered special projects.</p>	
<p>Building</p>		<p>Planning</p>
<ul style="list-style-type: none"> • Residential and Commercial Building Permits • Residential and Commercial Building Plan Review • Building, Fire, Electrical, Mechanical and Plumbing Inspections • Building Review of Proposed Developments • Fire Life Safety and Building Review of Proposed Developments • Training/Meetings • Interdepartmental Coordination and Partnership • Community Open Houses/Workshops • Temporary Uses and Structures Permit Review/Approval • Business License Review • Data Management of Building Website 		<ul style="list-style-type: none"> • Development Review of Annexations, Zonings, Subdivisions and Commercial and Multifamily Site Plans • Planning and Zoning Inspections • Subdivision Residential Design Matrix Review • Planning and Zoning Phone & Front Counter Inquiries • Sign Permit and Planned Sign Program Review/Approval • Temporary Uses and Structures Permit Review/Approval • Regional and Interagency Coordination and Planning • Monitoring Development outside Town Boundaries • Community Open Houses and Workshops • Interdepartmental Coordination and Partnership • Business License Review • Planning Commission Support • Data Management of CD website

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CD Goal: Inclusive and Balanced Land Uses

- Establish clear regulations and standards to create consistent outcomes, predictability and quality development
- Continue to review and update the Master Plan to align with the goal
- Evaluate the LDO to align with the Master Plan
- Augment land use discussions with assessments of economic impacts of proposed policy

Division	Project	Description/Deliverable	Adopted 2021 Budget	Project Timeframe
PLN	Open Space Trails and Greenways Master Plan (OSTGMP) Maps Update	The OSTGMP was last updated in 2010, while the foundation of the Plan is still relevant, the mapping and projects list need to be updated to reflect the addition of trails and preservation of open space.	\$0	Q2 2021 – Q4 2021
PLN	Land Development Ordinance (LDO) Modernization	The current LDO was originally adopted at the time of the Town's incorporation in 1981 from County zoning. The updated LDO will facilitate a more transparent, modern and efficient approach to how the Town manages future growth and development.	\$0	Q1 2019 – Q3 2022
PLN	Bike and Pedestrian Facilities Plan	A recommendation of the Transportation Master Plan to update/replace the Bike Lane Master Plan and include pedestrian planning, this new document will plan for all bike and pedestrian facilities contemplated as a complete system.	\$7,500	Q4 2020 – Q3 2021
PLN	Pine Lane Sub-Area Plan	The subarea plan for Parker Road and Pine Lane will provide analysis and guidance on access, connectivity and land uses for the development and redevelopment process.	\$0	Q4 2019 – Q2 2021
PLN	Zoning Map Update	The zoning map update is a required step in the implementation of the new zone districts established through the LDO Modernization process.	\$25,000	Q4 2020 – Q4 2021
PLN	Survey Work	Survey work will support potential enclave annexations and allow the Town to protect itself from undesirable development within enclaves.	\$0	Q1 2021 – Q4 2021
PLN	Parker 2035 Master Plan Minor Update	The minor updates will be to reflect the Parker Road Corridor Plan and specific recommendations from this Plan.	\$0	Q2 2021 – Q4 2021
PLN	Parker 2035 Master Plan Major Update	This major update will be the first major update since 2012 and will analyze the existing conditions, marketing and planning trends and redevelopment opportunities throughout Town to renew the Plan's role as a living and guiding document.	\$50,000	Q3 2021 – Q3 2020

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CD Goal: Quality Delivery of Service

- Establish a streamline permitting process to maximize efficiency
- Establish clear regulations and standards to create consistent outcomes, predictability, and quality development
- Achieve quality planning, design, and development through land use regulations
- Engage other departments/agencies to help shape future land uses, transportation, open space/recreation, and development policies

Division	Project	Description/Deliverable	Adopted 2021 Budget	Project Timeframe
PLN	Parks Standards Guidelines Manual	Manual will create clear and understandable guidance to the development community when designing and building parks associated with development. This project is a partnership with the Parks, Recreation and Open Space department.	\$0	Q2 2021 – Q4 2021
PLN	Builder Kiosk	Develop a public private partnership to create and manage a system of wayfinding signs that help the traveling public find home builders in new residential developments.	\$0	Q1 2021 – Q2 2021
PLN	Development Design Standards Implementation	Train and implementation process for Development Design Standards	\$0	Q1 2021 – Q3 2021
PLN	3-5 Year Development Forecast	Develop 3-5 year development forecasts to support financial and infrastructure planning	\$0	Q2 2021
PLN	Population Projection/Buildout	Update Town population projections	\$0	Q1 2021 – Q2 2021
PLN	Update Development Assistance Packets	Continue to refine and improve the Development Assistance Packets to create better public service	\$0	Q1 2021 – Q2 2021
PLN	Planning Educational Videos	Create planning educational videos to help the public better understand planning and the planning process in the Town	\$0	Q1 2021 – Q4 2021

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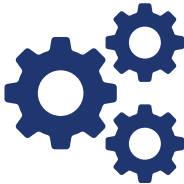
2021 Work Program – Special Projects



CD Goal: Targeted Annexations

- Pursue key enclaves associated with commercial uses
- Establish dialogs with specific landowners
- Consider Master Plan and Land Development Ordinance amendments to align with annexation policy

Division	Project	Description/Deliverable	Adopted 2021 Budget	Project Timeframe
PLN	Parker North Tract D Survey Work	Process future enclave annexation of Town owned land	\$0	Q1 2021 – Q3 2021
PLN	Annexation Strategy and Additional Annexation Implementation	Plan for and implement for strategic enclave and municipal annexations	\$0	Q1 2021 – Q4 2021



CD Goal: Commercial/Light Industrial Employment

- Establish non-sales tax incentives for employment based businesses
- Establish zoning and review process that supports primary employment and strategically restricts retail uses
- Establish clear regulations and standards to create consistent outcomes, predictability and quality development
- Seek process improvements

Division	Project	Description/Deliverable	Adopted 2021 Budget	Project Timeframe
PLN	Site Feasibility Studies	Support of P3 and Economic Development on site specific economic feasibility studies	\$0	Q1 2021 – Q4 2021

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CD Goal: Leader in Building Codes

- Explore Alternative Means and Modes of Construction (AMMC)
- Partner with Big Box Stores ensuring a safer community through training and education

Division	Project	Description/Deliverable	Adopted 2021 Budget	Project Timeframe
BLDG	Code adoption updates	Adoption of in 2021 international Codes along with the 2020 National electrical code. Enforcement of new codes from 2022-2025.	\$0	Q3 2021 - Q4 2025
BLDG	Fee Adjustments	Fee adjustments occur during code adoption changes and annually for building valuations and State requirements. Discussions and Implementation of revise Fire fees for plan review process.	\$0	Q2 2021 - 2024
BLDG	How To Videos	Continuing educational videos for Residential projects within Town of Parker	\$0	Ongoing

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		FY2021				FY2022				FY2023			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Areas of Significance/Project Costs ()	Div	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Master Plan Projects													
Annexation Strategy	PLN												
PRCP Implementation (30k)	PLN												
Pine Lane Subarea Plan (15k)	PLN												
Bike and Pedestrian Facilities Plan	PLN												
Open Space/Trails/Greenways Update	PLN												
MP Demographic and Data (50k)	PLN												
Master Plan Update (Major) (250k)	PLN												
Master Plan Update (Minor for PRCP)	PLN												
PRCP PEL/NEPA (\$800k)	PLN												
Redevelopment Conceptual Plan (\$50k)	PLN												
Special Planning Projects													
3/5 Yr. Development Forecast	CD												
Population Projection/Build Out	PLN												
Builder Kiosk Program	PLN												
Parker North Tract D Annex and Zoning	PLN												
Other Annexation Survey Work	PLN												
Planning Education Videos													
Development Assistance Packet Update	PLN												

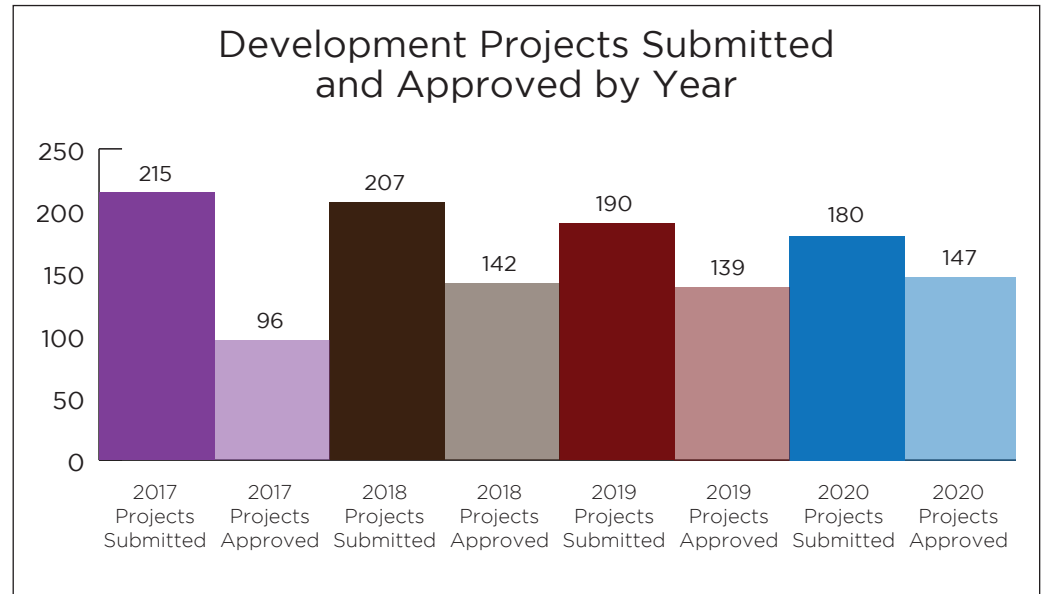
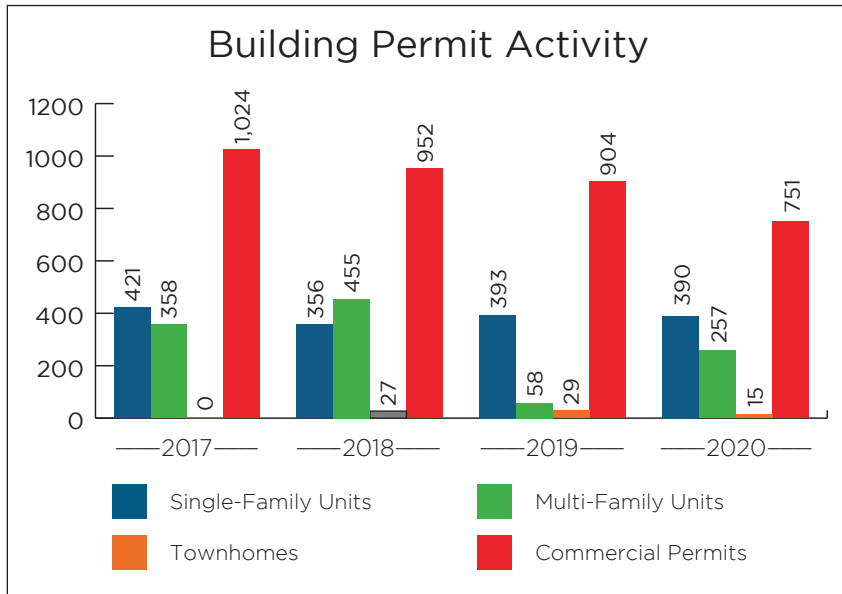
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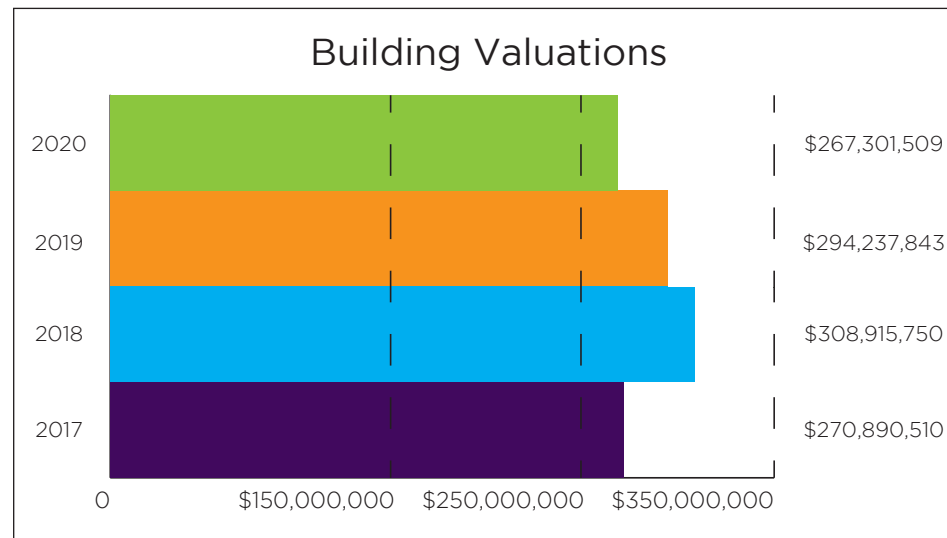
		FY2021				FY2022				FY2023			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Areas of Significance/Project Costs ()	Div	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Land Development Ordinance Projects													
LDO Modernization (300k)	PLN												
Zoning Map Update (50k)	PLN												
Design Standards Implementation	PLN												
Park Standards Guidelines Manual	PLN												
Building/Safety Projects													
Code adoption updates	BLDG												
How To-Building 101 Videos	BLDG												
Fee Adjustments	BLDG												

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Average of 198 entitlement applications submitted annually/131 applications completed/ approved annually; 66 percent annual average clearance factor



Average valuation of \$285,336,403 over a four-year period

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Enhance Economic Vitality

1. Annexation of key properties



Promote a Safe and Healthy Community

1. Development and adoption of a Park Design Guidelines Manual in coordination with Parks and Recreation Department
2. Update the Open Space, Trails, Greenways Master Plan maps
3. Develop additional Building and Planning Division “How-to” videos and establish “Frequently Asked Questions” page on Town website to assist residents and business owners



Develop a Visionary Community Through Balanced Growth

1. Complete two Commercial Site Feasibility Assessments
2. Advance the Land Development Ordinance project, including the development of new zone districts that reflect the *Parker 2035 Master Plan* and can be utilized in the development review process
3. Complete additional Sub-Area Plans