

## SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD JANUARY 20, 2015

1. CALL TO ORDER – 6:30 P.M.
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; Steve Hannan, Vice Chairman; John Crouse, Secretary; Brandee Caswell, David Goff, Patricia Connell, Ed Rothschild.

ALSO PRESENT: Rita McConnell, Planning Manager; Randall Sampson, Sr. Ass't. City Attorney; Ben Thurston, Planner; Chris Proper, Engineering; Joan Brown, Recording Secretary.

3. PLEDGE OF ALLEGIANCE –
4. APPROVAL OF MINUTES FOR JANUARY 6, 2015 - The minutes of January 6<sup>th</sup> stand approved as printed.
5. PUBLIC HEARINGS –

**Z2014-0011 SOLANA OLDE TOWN STATION REZONING, 6855 W. 56<sup>TH</sup> AVE. & 7002 GRANDVIEW AVE.**  
**PDP2014-0011 SOLANA OLDE TOWN STATION PRELIMINARY DEVELOPMENT PLAN**  
**HE2014-0003 SOLANA OLDE TOWN STATION HEIGHT EXCEPTION**

The public hearing was opened.

Mr. Sullivan entered into the record staff report Z2014-0011, PDP2014-0011, HE2014-0003, dated 1-20-15, affidavit of mailing and posting log.

Mr. Jason Smith was present and referred to a slide presentation. He discussed the location of the site, and stated it is approximately a 15-acre parcel. He said they are requesting PUD-R and R-I zoning and a preliminary development plan in order to construct 352 apartment units. He talked about the various outreach meetings. He said they were concerned about keeping the south side of Grandview Avenue in character with the residential area on the north side of Grandview. He stated 72% of the units will have their own attached garages. The surface parking will be screened. He spoke to the amenities that will be provided. He further talked about the perimeter fencing being proposed. He discussed the elevations, floor plans, and park design.

Ms. Maureen Phair was present to speak in favor of the request on behalf of the AURA Board. She stated the proposal far exceeds their expectations. She further stated the product they are proposing meets the goals of the City and the AURA Board of providing quality housing within ½ mile of the commuter rail station.

Mr. John Luciano spoke in favor of the request and thanked the applicant for addressing their concerns. He did ask that the City not allow parking on the south side of W. 56<sup>th</sup> Ave.

Mr. Geoffrey Bruce thanked the applicant for talking with the neighbors and stated everything the developer has proposed is being done. He encouraged the Commission to recommend approval of the project.

Ms. Harriet Hall spoke in favor of the request. She agreed with the previous speaker and felt the process has been very responsive to the adjacent property owners. She stated she looks forward to the development.

There being no one else wishing to speak, the public input portion of the hearing was closed.

Mr. Sullivan reopened the public hearing to allow additional testimony from the public.

Mr. Charles Pfeifer was concerned about the changes causing more problems with their quality of life such as increased traffic.

Ms. Jan Wright stated she was concerned about the eastern portion of the project adjacent to her industrial property.

Mr. Smith stated traffic is always a concern, and stated there is infrastructure being planned for access onto Wadsworth Blvd. He further stated the perimeter fencing will act as a buffer.

There being no one else wishing to speak, the public input portion of the hearing was closed.

Mr. Crouse questioned the staff report regarding the Arvada Fire Protection District comments.

Ben Thurston stated the comments were minimal, and have been addressed.

Mr. Crouse asked that for future reference, the Arvada Fire Protection District comments be included in the staff report.

Mr. Crouse talked about the possibility of children associated with the project, and was concerned about waiving the school impact fees.

Ben Thurston stated that the Land Development Code waives the school impact fees for projects within ½ mile of a commuter rail stop.

Mr. Rothschild questioned the other address of 7002 Grandview Ave., and asked why we are hearing that parcel this evening.

Ben Thurston explained that the property owner asked to be joined with this rezoning, so the developer incorporated his request into this application.

Mr. Rothschild suggested, for clarification, the map in the staff report should show the address and the proposed rezoning for that parcel.

Mr. Rothschild questioned the drawing on the plans as compared to the visual presentation.

Mr. Smith stated what is shown on the plans is correct.

Mr. Rothschild asked if the pool area was part of the park concept.

Mr. Smith stated the pool is not part of the park, they are two separate uses.

Mr. Goff asked about the pedestrian crossing of the railroad tracks.

Ben Thurston stated the PUC and RTD need to be involved in that process. The applicant will be working with those agencies.

Mr. Goff asked about the price range.

Mr. Smith stated they were comparable with the Water Tower development.

Mr. Hannan questioned the issue of the City wanting to maintain industrial zoning, and now we are requesting to rezone from industrial to a residential use.

Ben Thurston stated the decision was made with the adoption of the Arvada Transit Station Framework Plan that this property was not appropriate for industrial zoning because of the transit project.

Mr. Hannan asked for more information regarding the issue of traffic parking on W. 56<sup>th</sup> Ave. and the new signalized intersection at Wadsworth Blvd.

Ben Thurston stated there will be a signal at W. 56<sup>th</sup> & Wadsworth Blvd. This signal will allow people to turn south on Wadsworth.

Ben Waldman stated W. 56<sup>th</sup> Ave. is built to accommodate parking on both sides of the street.

Ms. Caswell asked if the application process has begun regarding the pedestrian crossing access.

Ben Thurston stated that is the responsibility of the applicant. He stated the input the City has received from RTD indicates that this will be a successful application.

Ms. Caswell asked if the parking along W. 56<sup>th</sup> Ave. was part of the parking calculation for the project.

Ben Thurston stated no, all parking is on-site. He further talked about the parking requirements that will be appropriate for the transit area. He stated that staff will be proposing amendments to the Land Development Code, and the proposed parking will meet those requirements.

Mrs. Connell was concerned about the possible high turnover in the proposed project.

Mr. Smith stated that Solana's standard lease has a term of one year.

Mr. Crouse felt the development would cause a demand for parking on W. 56<sup>th</sup> Ave. He felt the City should look at this for future use. He also felt the Arvada Fire Protection District comments needed to be included in the staff report.

It was moved by Mr. Crouse that Z2014-0011, Solana Olde Town Station Rezoning from I-2 (Heavy Industrial) to PUD-R (Planned Unit Development-Residential), 23.5 du/ac., located at 6855 W. 56<sup>th</sup> Avenue, and from I-2 (Heavy Industrial) to R-1 (One and Two Family Residential), located at 7002 Grandview Avenue, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 7, 11 & 12 of the staff report.

The following votes were cast on the motion:

Those voting Yes: Caswell, Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.

The motion carried.

It was moved by Mr. Crouse that PDP2014-0011, Solana Olde Town Station Preliminary Development Plan, located at 6855 W. 56<sup>th</sup> Avenue, be recommended to City Council for approval subject to the conditions stated in the staff report, Items 1 through 7, Pages 10 & 11. (Provided below for purposes of these minutes.)

1. TRANSPORTATION – The applicant shall submit construction plans for transportation improvements with the application for a final development plan. The applicant shall be responsible for designing, financing, and constructing all street and sidewalk improvements required for this development. The construction plans for transportation improvements shall be subject to the City of Arvada's review and approval.
2. TRAFFIC SIGNAL – The applicant shall contribute to the cost of a future signal at the intersection of 56<sup>th</sup> Avenue and Wadsworth Bypass. The amount of the contribution, which shall be determined during the review of the final development plan, shall be based on traffic generated by Solana Olde Town Station as a percentage of the total traffic generated by new development that will be using that intersection. The new development shall be limited to the Arvada Transit Hub, the 9-acre transit-oriented development site west of Wadsworth Bypass at 56<sup>th</sup> Avenue, and Solana Olde Town Station.
3. PEDESTRIAN CONNECTION – The applicant shall be responsible for taking the necessary steps to obtain approval and to construct a pedestrian connection across Grandview Avenue and the railroad tracks at Saulsbury Street and along the frontage road south of the tracks to the proposed public park.
4. UTILITY PLAN - The applicant shall submit a final utility plan with the application for a final development plan. The applicant shall be responsible for designing, financing, and constructing all utilities sufficient to serve the property. The utility plans shall be subject to the City of Arvada's review and approval.
5. DRAINAGE - The applicant shall submit a final drainage report with the application for a final development plan. The applicant shall be responsible for designing, financing, and constructing drainage improvements associated with the development of the property. The development of the property shall comply with Arvada's Best Management Practices (BMP) for all construction. The final drainage report shall be subject to the City of Arvada's review and approval.
6. WATER MAINS - The applicant shall be responsible for designing, financing, and constructing water mains and service lines sufficient to fully serve the property as developed. The City may require that such mains be oversized to provide service to other properties. In accordance with the Arvada City Code, the applicant shall pay the costs and expenses related to any oversizing of the water main and the City shall reimburse construction costs related to such oversizing. The design of the mains and service lines shall be subject to the City of Arvada's review and approval.
7. SEWER MAINS - The applicant shall be responsible for designing, financing, and constructing sewer mains and service lines sufficient to fully serve the property as developed. The City may require that such mains be oversized to provide service to other properties. In accordance with the Arvada City Code, the applicant shall pay the costs and expenses related to any oversizing of the sewer main and the City shall reimburse construction costs related to such oversizing. The design of the mains and service lines shall be subject to the City of Arvada's review and approval.

This motion is based on the findings of fact and approval criteria on Pages 9 & 10 of the staff report.

#### DISCUSSION OF MOTION:

Mr. Rothschild thanked the community and the developer for working together.

Ms. Caswell offered an amendment to condition no. 3 to read: "The applicant shall be responsible for taking the necessary steps to, in good faith, seek approval and, if approved, to construct a pedestrian connection across Grandview Avenue and the railroad tracks at Saulsbury Street and along the frontage road south of the tracks to the proposed public park."

Mr. Crouse accepted the amendment.

Mr. Crouse stated he was glad to see the change to the parking ratio, and felt it was very appropriate for this development. He further said this was the type of development the City hoped to see when the station framework plan was adopted.

Ms. Connell agreed with the previous comments, and felt there was a great deal of thought placed into the process.

The following votes were cast on the motion:

Those voting Yes: Caswell, Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.

The motion carried.

It was moved by Mrs. Connell that HE2014-0003, Solana Olde Town Station Height Exception to allow up to 40 feet, located at 6855 W. 56<sup>th</sup> Avenue, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 8 of the staff report.

The following votes were cast on the motion:

Those voting Yes: Caswell, Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.

The motion carried.

7. OTHER ITEMS –

There are no items scheduled for the February 3<sup>rd</sup> meeting.

It was moved by Mr. Crouse that the meeting of February 3, 2015, be cancelled as there are no scheduled items.

The following votes were cast on the motion:


Those voting Yes: Caswell, Goff, Hannan, Sullivan, Crouse, Connell, Rothschild.


The motion carried.

The next meeting is scheduled for February 17<sup>th</sup>.

8. MEETING ADJOURNED – 7:40 P.M.

  
\_\_\_\_\_  
John Sullivan, Chairman

  
\_\_\_\_\_  
FOR John Crouse, Secretary  
*Stevie K...*

  
\_\_\_\_\_  
Jean Brown, Recording Secretary