

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD JULY 7, 2015

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

ALSO PRESENT: Rob Smetana, Planning Manager; Randall Sampson, Sr. Ass't. City Attorney; Gary Hammond, Planner; Joan Brown, Recording Secretary.
3. APPROVAL OF MINUTES FOR JUNE 16, 2015 - The minutes of June 16th stand approved as printed.
4. GENERAL BUSINESS – None
5. REPORTS – None
6. PLEDGE OF ALLEGIANCE –
7. PETITIONS AND COMMUNICATIONS – None
8. PUBLIC HEARINGS –

PDP2014-0013 TOWER VIEW TOWNHOMES PRELIMINARY DEV. PLAN, 7881 W. 51st Ave.

The public hearing was opened.

Mr. Sullivan entered into the record staff report PDP2014-0013, dated 7-7-15, the posting log and affidavit of mailing.

Mr. Keane Palmer was present and stated they are requesting to develop 18 for-sale units in six three-story townhouse buildings.

Mr. John Matthews, Architect, explained the layout of the units. He stated they are three-story units with an attached garage. He further talked about the elevations and proposed materials to be used.

Ms. Nancy Young spoke in favor of the request. She stated she knew the developer and had a great deal of confidence in them. She also stated she was glad to see for-sale units.

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

Mr. Crouse asked if there were any concerns by the Fire District regarding only one access point.

Gary Hammond stated they did not have an issue as there is a turnaround at the north end of the project.

Mr. Crouse asked if staff had any concerns with the reduced setbacks.

Gary Hammond stated there were no concerns.

Mr. Hannan asked if the one handicapped parking space was sufficient for 18 units.

Gary Hammond stated yes. This parking is for visitor parking, not for the units themselves.

Mr. Sullivan asked if the project would change the traffic patterns in the area.

Gary Hammond stated there will be a traffic signal installed at W. 51st & Vance St. The Traffic Division did not have any concerns regarding the traffic generated by the project.

Ms. Braswell questioned the comment by the applicant regarding concrete siding.

Mr. Matthews explained the product they will be using which is a fiber cement product.

Ms. Braswell commented on the fact that this project is designed as a modern style development as compared with the surrounding neighborhoods.

Mr. Matthews stated that is correct, it is a modern project. He further stated they will be using earth tone colors.

It was moved by Mr. Goff that PDP2014-0013, Tower View Townhomes Preliminary Development Plan, located at 7881 W. 51st Avenue, be recommended to City Council for approval subject to the conditions stated in the staff report, Items 1 through 8, Pages 8 & 9. (Provided below for purposes of these minutes.)

1. ELEVATIONS OF THE BUILDING. The elevations of the proposed Tower View Townhomes submitted as part of the preliminary development plan must be the ones constructed, unless an amendment to the plan is approved or a minor modification is granted.
2. SCREENING OF MECHANICAL EQUIPMENT. All rooftop, ground or wall mounted mechanical equipment must be screened from view by architectural design of the building or mature landscaping, per Section 6.6.4 F.3 and Section 6.5.6 B. of the LDC.
3. STREET IMPROVEMENTS. Curb, gutter and an attached sidewalk must be constructed on the north side of West 51st Avenue adjacent to the site. Street improvements shall be completed prior to approval of the first certificate of occupancy for the development.
4. ACCESSIBLE PARKING SPACE. The accessible parking spaces as shown on the development plan must be provided prior to Community Development Department approval of the certificate of occupancy for the building.
5. LANDSCAPING. Landscaping for the development as shown on the landscaping plan must be installed prior to Community Development Department approval of the certificate of occupancy for a building or group of buildings.
6. LIGHTING PLAN. Lighting for the project must be in conformance with Section 6.7 of the LDC. A photometric plan must be included with the Final Development Plan.
7. PARK AND SCHOOL FEES. Park and school fees in lieu of land dedication will be collected prior to approval of the Final Development Plan/Final Plat.
8. HARD SURFACE TRAIL ACCESS. The applicant shall construct a hard surface connection to the City's Interurban Trail that is located north of the Tower View Townhome site.

This motion is based on the findings of fact and approval criteria on Pages 7 & 8 of the staff report.

DISCUSSION OF MOTION:

Mr. Crouse stated it was great to see townhomes being built in Arvada. We have not seen many come before this Commission in some time, so this is definitely a positive thing.

Mr. Sullivan stated he felt this quality of a product and location will be a nice addition to the area.

Mrs. Connell said she welcomed the townhomes and recognized the need for this type of housing product in Arvada.


The following votes were cast on the motion:
Those voting Yes: Caswell, Goff, Hannan, Sullivan, Connell, Rothschild.
The motion carried.

9. OTHER ITEMS –

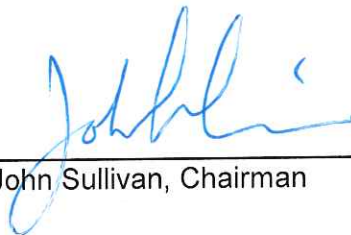
The next meeting is scheduled for July 21, 2015.

Ms. Caswell will be absent from the meeting.

10. MEETING ADJOURNED – 6:49 P.M.


FOR John Crouse, Secretary
DAVID GOFF


Joan Brown, Recording Secretary


John Sullivan, Chairman