

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD MARCH 8, 2016

1. CALL TO ORDER – 5:30 P.M.
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; Steve Hannan, Vice Chairman; David Goff, Patricia Connell, Ed Rothschild.

It was moved by Mr. Hannan to excuse Ms. Caswell and Mr. Crouse from the meeting.

The following votes were cast on the motion:

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

The motion carried.

ALSO PRESENT: Rita McConnell, Community Development Director; Lorie Gillis, Deputy City Manager; Bob Manwaring, Public Works Director; Rob Smetana, Planning Manager; Randall Sampson, Sr. Ass't. City Attorney; Gordon Reusink, Parks, Golf & Hospitality Director; Mike Lee, Park & Urban Design Manager; Harry Johnson, Sr. Landscape Architect; Ben Waldman, Sr. Traffic Engineer; John Firouzi, Transportation Engineer; Cheryl Drake, Sr. Planner; Linda Hoover, Sr. Planner; Carol Ibanez, Sr. Planner; Joan Brown, Recording Secretary.

3. APPROVAL OF MINUTES FOR:

FEBRUARY 2, 2016 - The minutes of February 2nd stand approved as printed.

FEBRUARY 16, 2016 - The minutes of February 16th stand approved as printed.

4. GENERAL BUSINESS – None
5. REPORTS –

WIRELESS COMMUNICATION FACILITIES UPDATE

Linda Hoover explained the growing need for wireless communication facilities, and the changed Federal regulations. She explained this does not apply to amateur radio antennas, pre-existing telecommunication facilities not being modified, and miscellaneous antennas, TV, radio, satellite dishes, etc. She talked about the existing review process, and the new FCC rules. She further discussed the next steps - Planning Commission public hearing scheduled for May 3, 2016, and City Council public hearing scheduled for June 20, 2016.

Mr. Sullivan asked if the towers could be added onto every year.

Mr. Fellman stated the FCC stated they cannot add on without going through the review process, and that any increase in height is cumulative up to the allowed increase.

Mr. Rothschild asked if the City actively provides information regarding locations for the applicants.

Linda Hoover stated no, the City has not provided this information.

Mr. Fellman stated the applicants usually have a state-wide plan, and the applicants decide where they want to locate their facilities to fit their networks.

6:30 SESSION

6. PLEDGE OF ALLEGIANCE –
7. PUBLIC HEARINGS –

**Z2015-0012 DUTCH BROS. COFFEE REZONING, 8399 RALSTON RD.
PDP2015-0011 DUTCH BROS. COFFEE PRELIMINARY DEV. PLAN**

The applicant requested that the hearing be vacated.

It was moved by Mr. Hannan that Z2015-0012, Dutch Bros. Coffee Rezoning from P-1 (Professional Office) to PUD-BP (Planned Unit Development-Business, Professional), and PDP2015-0011, Preliminary Development Plan, located at 8399 Ralston Rd., be vacated.

The following votes were cast on the motion:

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

Those absent: Caswell, Crouse.

The motion carried.

**CP2016-0001 COMPREHENSIVE PLAN AMENDMENT – PARKS, TRAILS AND OPEN SPACE
2016 MASTER PLAN**

The public hearing was opened.

Mr. Sullivan entered into the record staff report CP2016-0001, dated 3-8-16.

Ms. Meredith Wenskoski stated this request is an update to the 2001 Parks, Trails, and Open Space Master Plan. She referred to a slide presentation and discussed the four themes to the Master Plan - Community, Parks, Wellness and Nature. She talked about plan implementation.

Mr. Brandon Figliolino stated as a member of the Park Advisory Committee he has been working with the City on this plan and urged adoption.

Mr. Doug Magee sat on the steering committee and stated he has been involved with the last two plans. He stated the plan is well designed with a lot of detail. He stated he appreciated the location of the hiker trails. He further stated he liked the idea of using electric bicycles on the trails and locating restrooms at the trailheads. He talked about not activating all parks digitally. He further talked about the park development fees, and agreed that the City's fees are too low.

Ms. Nancy Young stated she liked the City's park system, but was concerned about the water usage. She stated she did not see any water conservation measures in the plan.

Ms. Wenskoski stated the plan did include water conservation, and said the conservation effort needs to be paired with outreach and public education.

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

Mr. Hannan asked for clarification regarding the policy recommendation of "No Wading".

Ms. Amanda Jeter talked about people wanting recreation opportunities to be around and in water. She further stated currently there is a "No Wading" policy in Arvada and they are recommending that this policy be looked at to see if there are any appropriate areas where perhaps interaction with the water would be beneficial.

Mr. Rothschild asked if the plan addressed the bike lanes and how they intersect with the trail system.

Ms. Wenskoski stated the plan does address the on-road facilities, but does refer to the off-road facilities.

It was moved by Mr. Goff that CP2016-0001, A Resolution by the Planning Commission for the City of Arvada, Colorado, to Amend the City of Arvada Comprehensive Plan 2014 to Incorporate the Arvada Parks, Trails, and Open Space 2016 Master Plan in Replacement of the 2001 Version Thereof, be adopted.

DISCUSSION OF MOTION:

Mr. Hannan thanked the applicant and staff for involving so many people in getting us to this point.

Mrs. Connell thanked the consultant and staff for all the work that went into the plan. She further stated a lot of thought, effort and community input was incorporated into the plan.

The following votes were cast on the motion:

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

Those absent: Caswell, Crouse.

The motion carried.

PDP2015-0010 THE SHOPS AT RALSTON CREEK PRELIMINARY DEV. PLAN, 9517 RALSTON RD.

The public hearing was opened.

Mr. Sullivan entered into the record staff report PDP2015-0010, the posting log and affidavit of mailing.

Mr. Jim Loftus was present and talked about the overall redevelopment of the former Independence Plaza, the Safeway property and Arvada Square. The preliminary development plan is Phase I which included the Safeway building, but the building will be included in the Phase II development.

Mr. Tim Van Meter referred to a slide presentation and stated the site is surrounded by amenities such as parks and Ralston Creek. He discussed the Arvada Triangle Design Guidelines. He talked about the site plan and emphasized the intent to place the retail buildings fronting onto Ralston Rd. with parking in the rear. He referred to the elevation and rooftop decks.

Ms. Nancy Young spoke in opposition to the request because of the urban design of the buildings and having the buildings pushed so close to Ralston Rd. She further stated the packets are incomplete in that there were two neighborhood meetings, but only one is reflected in the staff report. She stated the first neighborhood meeting included approximately 100 people in attendance. She referred to a photograph depicting the original Ralston Rd. which has been an historic asset to the area. She further talked about the concern of people at the first neighborhood meeting regarding the displacement of the business owners. She also talked about the concern regarding traffic and parking that will encroach into the neighborhoods. She did not feel that this was a development that was good for Arvada.

Mr. Loftus stated the first neighborhood meeting was held during the initial pre-planning steps and prior to a formal application. He stated the greatest number of questions centered about Phase II which will be the former Safeway building and the Arvada Square, and Phase I is what

is being proposed this evening. He further stated the second required neighborhood meeting talked about Phase II which included the Safeway building that was going to be occupied by 24-Hour Fitness. He also talked about having a conversation with Ms. Young regarding the historic character of the old Ralston Rd., and said he did not recall stating it would be incorporated into the plan.

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

Mr. Hannan asked about the Triangle Design Guidelines regarding walkability, and said regarding Phase I, he did not see a way to get there from the north or the east.

Mr. Van Meter stated Phase II needs to be developed in order to complete the pedestrian walkway.

Mr. Hannan asked what the distance is going to be from Ralston Rd. to Building Two and Three.

Mr. Van Meter stated it will be 18 feet.

Mr. Rothschild asked, from a traffic flow standpoint, why the proposed center entryway was necessary.

Mr. Van Meter stated it is a right-in/right-out access only so we are not forcing everything to the back of the development.

Mr. Rothschild commented on the open space design feature at the corner at Ralston Rd. and Independence St., and felt if it was to be used by a restaurant, it was not a good use.

Mr. Van Meter explained there is a planter on both sides that will serve as a buffer.

Mr. Rothschild asked if there were any restrictions regarding drive-through restaurants on this site.

Carol Ibanez stated the plan was designed not to include a drive-through restaurant.

Mr. Goff asked if there were plans to widen Ralston Rd. prior to Phase I.

John Firouzi explained there is a section that has narrower lanes, and the plan is to widen those lanes to the standard roadway lane width.

Mr. Goff asked if the parking ratio is adequate for the proposed restaurants.

Carol Ibanez explained the ratio of 5 per 1000 for commercial uses is the Land Development Code standard. She stated restaurant parking is based on the number of seats, however, the applicant indicates that the land uses could vary. She further talked about shared parking.

Ms. Connell asked if Phase I would produce more interest in Phase II.

Mr. Loftus stated it is their intent to clean the site once it is vacated. He further talked about the proposed new modern development.

Mr. Rothschild asked where bicycle parking is proposed.

Mr. Van Meter stated they have designated 56 bicycle spaces.

It was moved by Mr. Goff that PDP2015-0010, The Shops at Ralston Creek, 9517 Ralston Road, be approved subject to the conditions stated in the staff report, Items 1 & 2. (Provided below for purposes of these minutes.)

1. At the FDP, bicycle and pedestrian connectivity to Ralston Creek Trail using Holland Street as well as W. 58th Place (shown on the PDP as a private drive) must be provided with the first phase of the development.
2. At the FDP, provide public access easements on primary bicycle and pedestrian routes from the intersection of Ralston Road and Independence Street to the Ralston Creek Trail Connection and from public plazas in any location where public right-of-way is not provided.

This motion is based on the findings of fact and approval criteria on Pages 12 & 13 of the staff report.

DISCUSSION OF MOTION:

Mr. Hannan stated he appreciated the way this was presented. He felt this project was mixed use that way it should be done. He further talked about the Ralston Rd. wagon train as part of Arvada's history, and that part of the roadway was pulled out in the 70s with development. He suggested placing an historic marker in the southwest corner of the development.

The following votes were cast on the motion:

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


Those absent: Caswell, Crouse.

The motion carried.


8. OTHER ITEMS –

The next meeting is scheduled for March 22, 2016.

9. MEETING ADJOURNED – 7:50 P.M.


Steve Hannan, Acting Secretary


Joan Brown, Recording Secretary


John Sullivan, Chairman


Edward Rothschild

Patricia Connell