

## **SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD JULY 16, 2019**

1. CALL TO ORDER – 6:15 P.M.
2. PLEDGE OF ALLEGIANCE –
3. ROLL CALL OF MEMBERS – Those present: T.O. Owens, Chairman; David Goff, Vice Chairman; Patricia Connell, Secretary; Michael P. Griffith, Doug Magee, Michael McCarron

Those absent – Steve Hannan

It was moved by Mr. Owens to excuse Mr. Hannan from the meeting.

The following votes were cast on the motion to excuse Steve Hannan:

Those voting Yes: Owens, Goff, Connell, Griffith, Magee, McCarron.

The motion carried.

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Rachel Morris, Sr. Ass't. City Attorney; Carol Ibanez, Sr. Planner; Linda Hoover, Sr. Planner; O'Ryan Jackson, Recording Secretary.

4. APPROVAL OF MINUTES FOR June 18, 2019. The minutes stand approved as corrected.
5. GENERAL BUSINESS – None
6. REPORTS – None
7. PUBLIC HEARINGS –

### **PDP2019-0004 KENTRO AT CANDELAS LOCATED AT 15207 CANDELAS PARKWAY**

The public hearing was opened.

Mr. Owens entered into the record the staff report PDP2019-0004 dated July 16, 2019, affidavit of mailing, and posting log.

There was a correction to the staff report. The open space requirements on page 5 were updated. The applicant met the requirements. Ms. Ibanez requested to change the open space percentage of Lot 6B from 28% to 32% and Lot 7B from 14% to 23%, with an overall total of 27%.

Ms. Ibanez explained the case.

Mr. Aaron McLean and Mr. Chris Viscardi represented the applicant. They gave a brief introduction of Kentro Group as a local developer focused on neighborhood-driven development.

Mr. McLean accepted the staff report and agreed with Staff's recommendation to approve. He described the project and proposed drive-thru restaurant for Lot 6. They do not have an end-user for the building, but they want to be able to proceed with a Final Development Plan for the drive-thru use now without coming back before the Commission with another PDP. They do have specific retail uses in mind for the two buildings on Lot 7 that Kentro Group will develop themselves. Specific requirements are being met with regard to landscaping and parking. No modifications are being requested.

Mr. McLean further discussed substantial conformance with development standards. Lot 6 and 7 were looked at as whole regarding landscaping. They have exceeded landscaping requirements with 21 trees and 190 shrubs. He displayed a rendering of the landscaping. The shared driveway on north end will provide fire lane access.

Mr. Viscardi explained the architectural design intent to provide a consistent visual design with the existing King Soopers shopping center. He emphasized a timeless design to encourage holding assets and long-time use. This design will fit the neighborhood with a simple use of materials.

Mr. McLean noted that there are not yet elevations for Lot 6. This will be addressed in a future FDP.

Mr. McLean summarized that the project meets PDP approval criteria, is consistent with previous PDPs that have been established, addresses a unique situation in providing retail and optional uses, and complies with zoning standards. The PDP will integrate with streets, sidewalks, and surrounding trails. There are no adverse impacts to mitigate.

Mr. Owens opened the hearing for comments from the public. There being no one wishing to speak, the public input portion of the hearing was closed.

Mr. Magee inquired about studies and data regarding changing retail trends and how the proposed buildings will be successfully occupied in the short term.

Mr. Viscardi answered that they are retail specialists. They target rents so as not to be the highest in an area as well as analyzing the financial situation of tenants. The market is transitioning to service-based business. Mr. Viscardi envisions a restaurant to anchor followed by a service (dental, dry cleaner, etc.) to the neighborhood. They will identify good candidates and underwrite them substantially. Kentro takes care of occupants and partners with them to insure success and continued occupancy.

Mr. Magee asked about the situation of other retail and commercial establishments in Candelas.

McLean answered that development is moving along. Mr. Viscardi added that the shop space next to King Soopers is occupied by Chuck & Don's, a nail salon, and a hair salon. All three tenants are doing well. Leasing velocity and density are on the way.

Mr. Magee asked for clarification of shell construction.

Mr. Viscardi explained that everything on the outside will be done. They have learned from experience that not having to recut slabs improves speed of delivery.

Mr. Magee inquired about the amount of hardscape closest to Candelas Parkway asked why there was so much close to the curb.

McLean answered that they are speculating a potential double drive-thru user, anticipating drive-thru codes and addressing overflow parking.

Mr. Magee asked for clarification on the project narrative stating that the two retail buildings would be approximately 5,000 square feet with the option of a drive through on Lot 7.

McLean confirmed that the narrative needs to be updated. They decided to change the building footprints after the first review based on market needs.

Ms. Ibanez added that the second review did have the 6,000 square feet, and the PDP was reviewed as presented in the staff report.

#### QUESTIONS FROM THE BOARD TO STAFF

Mr. McCarron asked Staff about traffic through Indiana corridor, whether the velocity of traffic will increase, and if there would be changes in the timing of lights to accommodate this project.

Ms. Ibanez responded that signals were upgraded when originally designing for King Soopers. Development Engineering Manager Jenny Wolfschlag explained that the updated master traffic reports accounted for traffic impact in order to build the Candelas developed out to their ultimate sections. They will reevaluate signal timing as businesses come online.

McCarron asked is the traffic reports anticipated the finishing of 470.

Ms. Wolfschlag answered that studies based on current roads. If the Jefferson Parkway comes online they will reevaluate signal timing for the surrounding intersections.

It was moved by Mr. Magee that PDP2019-0004, Kentro at Candelas Preliminary Development Plan, located at 15207 Candelas Parkway be recommended to City Council for approval subject to the condition stated in the staff report, Item 1, Page 9.

#### DISCUSSION OF MOTION PDP2019-0004:

Mr. Griffith complimented the use of quality materials and robust landscaping.

Ms. Connell noted the strong attempt to mitigate traffic issues. It seems the city is well aware of what needs to be considered.

Mr. Magee stated that this is strong project proposal. The building design is very modern and materials are high quality. The landscape softens the appearance of hardscape elements. There is flexibility of retail space for one or multiple tenants. Mr. Magee acknowledged the possibility for pulling back parking spaces if the user does not need it and will allow for more landscaping. He appreciates this and will vote in favor.

The following votes were cast on the motion:

Those voting Yes: Griffith, Owens, Goff, Connell, Magee, McCarron

Those voting No:

Those absent: Hannan

The motion carried.

#### **PDP2019-0007 ARVADA FIRE STATION # 7 LOCATED AT 14440 W. 89<sup>TH</sup> DRIVE**

The public hearing was opened.

Mr. Owens entered into the record the staff report PDP2019-0007 dated July 16, 2019, affidavit of mailing, and posting log.

Ms. Hoover explained the case.

Chief John Greer spoke of growth in the area as well as in Village of Five Parks and Whisper Creek. The closest station to the area is at 80th and Alkaire, and traveling from that location takes time. The 80th and Alkaire building was built about 12 years ago. Updated data indicates a need for a station to the north, in addition to shifting crews from the station at Kipling to 80<sup>th</sup> and Sims to backfill the crew that is leaving for the newest station. They will shift crews for better coverage and cost effectiveness. If Candelas continues to grow they will have need for an additional station. AFD is closing on a lot at the end of Candelas Parkway and Highway 72 this month for future fire station with the possibility of an aerial landing pad.

Chief Greer further explained the updated look of the station to coordinate with the more modern design of the police station. The station has much more room with space for training and training elements so firefighters in training are kept in the response area. It is necessary to grow with the district and move their resources.

Mr. Owens opened the hearing for comments from the public. There being no one wishing to speak, the public input portion of the hearing was closed.

Mr. Magee observed that there are twelve parking spaces for six firefighters at a time and asked if there will there be street parking.

Chief Greer responded that the twelve parking spaces accommodate shift changes. Additional parking is available near the rear training pad, enough to host an event.

Ms. Hoover noted that parking is not allowed on W 89<sup>th</sup> Drive.

McCarron thinks this is a very thoughtful project and fiscally prudent.

Mr. Goff agreed with Mr. McCarron's comments. He believes the site is a great place for the project and is glad the fire department is serving this area at this time.

Chief Greer responded that there is a current medical response team running out of a house in Candelas with emergency response equipment. The community is receptive to their presence.

It was moved by Mr. Goff that PDP2019-0007, Arvada Fire Station #7 Preliminary Development Plan, located at 14440 W 89<sup>th</sup> Drive, be recommended to City Council for approval subject to the condition stated in the staff report, Item 1, Page 8.

#### DISCUSSION OF MOTION PDP2019-0007:

Mr. Magee complimented the design and great placement with development growing in the area. He predicts great synergies between the fire and police departments. He also acknowledged native grasses contributing to water-wise landscaping.

Mr. Griffith is very much in support of the project.

Ms. Connell noted that it is good to be proactive with rising land costs. There's also safety factor for everyone in the area.

Mr. Owens also appreciated the forethought to move on these projects now.

The following votes were cast on the motion:

Those voting Yes: Griffith, Owens, Goff, Connell, Magee, McCarron

Those voting No:

Those absent: Hannan  
The motion carried.

Chief Greer noted that Candelas is in an urban renewal area. The City and Urban Renewal agreed to pass the mill levy that has been put in savings since 2003. Those funds will pay for construction of the new stations.

8. OTHER ITEMS –

Next meeting will be August 6<sup>th</sup>

Mr. Smetana asked the Board to verify that there will be a quorum for the meeting scheduled Sept 3<sup>rd</sup> after Labor Day. The Board confirmed that there will be a majority of the members present.

9. ADJOURNED – 6:59 P.M.



Patricia Connell, Secretary

David Goff, Acting  
Secretary



T. O. Owens Chairman



O'Ryan Jackson, Recording Secretary