



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
MAY 19, 2020

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER –** By T.O. Owens at 6:15 P.M.

2. **PLEDGE OF ALLEGIANCE**

3. **OATH OF OFFICE**

Swearing in of Commissioner Andrew Gay.

4. **ROLL CALL OF MEMBERS**

Those present: Andrew Gay, Michael P. Griffith, T.O Owens, Patricia Connell, Doug Magee, Steve Hannan

THOSE ABSENT

T.O. Owens moved to excuse Michael McCarron.

Those voting Yes: Gay, Owens, Hannan, Connell, Griffith, Magee

Those voting No: None

Those absent: McCarron

McCarron is excused from the meeting.

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Lori Graham, Sr. Ass't. City Attorney; Emily Grogg, Sr. Ass't. Attorney; Patty McCartney, Sr. Planner; Jonathan Moore, Planner I; Jacob Nitchals, Sr. Planner; Sara Hutchinson, Recording Secretary/Administrative Specialist; Josie Suk, Manager of Dev. Systems and Administrative Services

5. **APPROVAL OF MINUTES**

March 3, 2020. The minutes stand approved as printed.

6. **GENERAL BUSINESS**

None

7. **REPORTS**

None

8. **PUBLIC COMMENT**

There being no one wishing to speak, Public Comment was closed.

9. **PUBLIC HEARINGS**

Stenger Sports Complex Alternative Sign Program located at 11200 W 58th Ave.

The public hearing was opened.

Mr. Owens entered into the record the staff report DA2020-0020 dated May 19, 2020, affidavit of mailing, and posting log.

Mr. Moore gave a brief statement providing an overview of the Alternative Sign Program (ASP) proposal. He explained that the sign is part of a co-branding effort between Apex Park and Recreation District and the City of Arvada. Staff recommends approval.

Ms. Groke, representative of the Apex Park and Recreation District, discussed the partnership between Apex and the City of Arvada. She explained the different types of fields that currently exist at the Stenger Sports Complex. She explained that the request for the ASP is in order to better brand the fields and for the signs to be more professional and informative for people driving on the roads. They are hoping to have other sports and events at the fields, and this sign would be more informative. She stated that the current sign does not have the City of Arvada name on it. The sign design and City branding was approved by Ben Irwin, Chief Communications Manager at the City of Arvada. This new sign will allow the display to change to provide information for different events. She stated that the sign will be turned off when the Apex Field House is closed or by 10pm, whichever is earlier. She explained that this sign technology has been used at other recreation centers in Arvada.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Gay asked how the sign is powered.

Ms. Groke stated that there is currently ground electricity for the lighting in that area and an electrician is contracted to assist with connecting the new sign to this ground electricity.

MOTION:

It was moved by Mr. Griffith that DA2020-0020, Stenger Sports Complex Alternative Sign Program, located at 11200 W 58th Avenue, be approved. This motion is based on the findings of fact and approval criteria on Page(s) 4-5 of the Staff Report.

DISCUSSION OF MOTION DA2020-0020

Mr. Magee stated his approval of the design of the sign. He commented on the benefit of co-branding partnership between City of Arvada and Apex Parks and Recreation District.

Ms. Groke commented that she believes the signs will serve as a piece of public education to show the neighborhoods that the partnership exists with the site and the sign will provide people with more options for whom to contact when they want to use the fields.

Mr. Owens stated his support for the sign.

Those voting Yes: Gay, Owens, Hannan, Connell, Griffith, Magee
Those voting No: None
Those absent: McCarron
The motion carried.

Cottages @ Ralston Fields Preliminary Development Plan, generally located at 5810 Miller St.

The public hearing was opened.

Mr. Owens entered into the record the staff report DA2019-0134 dated May 19, 2020, affidavit of mailing, and posting log.

Mr. Nitchals gave a brief statement providing an overview of the preliminary development plan request for the Cottages @ Ralston Fields. He explained the breakdown of the types of units that are proposed. Staff recommends approval.

Mr. Masters, applicant, discussed the need for attainable housing in Arvada. He explained the pocket neighborhood concept for their proposal. He explained the existing site and its surroundings. He explained the difficulty of developing the site because of its location within the floodplain and its setback requirements. He discussed the cost of housing in Arvada, and the attainable housing that the proposed plan would provide with the smaller housing sizes in the pocket neighborhood. He showed examples of pocket neighborhoods around the country. He explained the sense of community fostered through the layout of the site, and the exterior parking, as well as other amenities like shared courtyards and a community garden. He discussed exterior building elevations, lot coverage, and building footprints. He explained the Arvada community benefits of the proposed preliminary development plan.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked which elements of the development are considered “green.”

Mr. Masters explained that the homes are much smaller than the average single-family home, so there are fewer materials used, the homes are designed for more energy efficiency, and building footprints will be small. They will also provide the option for solar energy.

Mr. Hannan asked Staff if the street parking on Miller will cause people to walk through the community garden.

Mr. Nitchals explained that people may choose to park in on-street parking on Miller Street, but that there may be measures put in place to protect the garden.

Mr. Hannan mentioned his concern about the traffic on 58th having an impact on the houses that are front-facing toward 58th.

Mr. Magee asked if the Old Van Bibber Creek Channel ever has water in it that is going through the site.

Mr. Nitchals explained that the channel only collects water from the site.

Mr. Masters explained that the flow is local and has been diverted. The site is also about 8 feet taller than the properties nearby that are on the FEMA Floodplain Map, so they have applied for the maps to accurately show this. He stated that they are filling in the channel and will add box culverts.

Mr. Magee asked if a detention will be made on the west side of the site.

Mr. Masters stated that the run-off doesn't impact flow enough to need detention.

Mr. Magee asked about price ranges for the housing that allows them to be labelled as attainable.

Mr. Masters stated that the goal is \$250,000-\$300,000 for single-family units, depending on fixtures. He explained some of the materials that will be used in the homes. He is hoping to keep them sub-\$300,000.

Mr. Magee asked if there will be a privacy fence on the north and east sides.

Mr. Masters stated that there is an existing privacy fence on the north side. He explained that they are hoping to have a masonry-column 6' privacy fence on the east side.

Mr. Magee asked about the porous paving in the paseos.

Mr. Masters explained that the paving allows for water saturation in more major water events. It also provides for better water filtration.

Mr. Gay asked if the letter request for FEMA Floodplain map alteration should be listed as a consideration for approval.

Mr. Nitchals explained that this will be a requirement for final approval.

Mr. Griffith asked if the trees at the entrances are a concern for site triangles with low branches at the intersections on the site.

Mr. Nitchals explained that the south entrance is just for emergency access. He stated that the north side trees have been reviewed by the landscape architect and there is no concern.

Mr. Griffith stated that he wished there could have been a sidewalk from the center courtyard out to 58th.

Mr. Masters explained that the area is where the box culverts are.

Mr. Nitchals stated that the walkway along the parkway on that side is relatively close.

Mr. Griffith asked if there will be a type of irrigation for the community garden.

Mr. Masters stated that there will be site irrigation and that an irrigation company will be contracted to provide assistance to the site, under HOA control.

Mr. Griffith stated his concern that the HOA should control of which garden plot goes to which housing unit. He recommended that the HOA should allow front yard style plants for a residential feeling, instead of having water detention in yards.

Mr. Masters explained that the front yards are rain gardens. He also explained that the site cannot have many trees because of the storm lines.

Ms. Connell asked if the HOA is monitoring the green area. She stated that her other questions were answered.

Mr. Masters stated that the HOA will also be maintaining the exterior of the buildings as well as the green spaces.

MOTION:

It was moved by Mr. Magee that DA2019-0134, Cottages @ Ralston Fields Preliminary Development Plan, generally located at 5810 Miller Street, be recommended to City Council for approval subject to the condition stated in the Staff Report, Item 1, Page 8. This motion is based on the findings of fact and approval criteria on Page(s) 7-8 of the Staff Report.

DISCUSSION OF MOTION DA2019-0134

Mr. Hannan stated his support of the proposal and the attainable housing it will provide.

Mr. Magee stated his agreement with Mr. Hannan. He expressed his appreciation for the ways that the applicant is working with the difficulties of the site.

Mr. Griffith agreed with previous comments. He stated his appreciation for the framing of the affordable housing needs in Arvada.

Ms. Connell stated her support for the proposal.

Those voting Yes: Gay, Owens, Hannan, Connell, Griffith, Magee

Those voting No: None

Those absent: McCarron

The motion carried.

CP2020-0003 A Resolution By The Planning Commission For The City of Arvada, Colorado To Amend The Arvada Comprehensive Plan 2014 To Incorporate Revisions Related To The Land Development Code Update and Associated Remapping

Remapping A Section West of Alkire Street And North of West 80th Avenue On The City Of Arvada Zoning Map, Dated June 1, 2020, In Conjunction With The Land Development Code (2020) And Comprehensive Plans

The public hearing was opened.

Mr. Smetana gave a presentation on both the Comprehensive Plan update and the Land Development Code (LDC) Remapping update. He explained the changes on the Comprehensive Plan updates and that one (previously designated) mixed-use area in particular was the reason for the separate neighborhood meetings with residents of this area. He explained that there is one parcel that has been requested to be remapped to a different district – from PUD to CG. The parcel will eventually be developed as a City water tank. Staff is recommending this parcel, easily identified as parcel number 20-212-02-002, should be changed as part of the approval.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION CP2020-0003 and LDC2020-0002

Mr. Magee asked about the area that is being changed away from mixed-use in Candelas.

Mr. Smetana explained that there were economic studies done of the area that determined that market conditions have changed, so retail is not as big of a driver as it used to be and there is not a lot of potential for office space. He explained that the proposal is to redistribute some of that commercial zoning to other areas that would benefit more from this development, including along Indiana Street. He stated that there was also discussion on adding commercial zoning

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along the proposed Northwest Parkway corridor, but that the market isn't there in Candelas for the mixed-use zoning.

Mr. Magee asked if there was thought to buffering the single-family homes with high density residential along the proposed Jefferson Parkway.

Mr. Smetana explained that the zoning can accommodate higher density residential in those areas. He explained that there are proposed developments of that nature in the R-6 zoning in the area.

Mr. Griffith asked if there was consideration in the economic studies given to possible service deficits for Candelas residents and the impact of this on traffic.

Mr. Stachelski stated that he was involved in the studies. He explained that these zoning changes are not being done to deter commercial development, but that the current residential density needs to increase to be able to support future commercial development. He explained that higher density residential zoning isn't necessarily proposed because of resident concerns.

Mr. Griffith clarified that the residential density that exists is not capable of supporting the commercial development.

Mr. Stachelski confirmed that the residential density is not capable of supporting the commercial development. He explained the changes that would have to happen on Candelas Parkway and with other infrastructure in order to provide that commercial development. He stated that this led to the decision to change the commercial requirements and zoning.

Mr. Gay asked about the written public comments that were included in the meeting packets.

Mr. Smetana confirmed that those were the only written comments received. He explained that there were many public open houses and neighborhood meetings that provided ample opportunity for public input.

Ms. Connell stated her support for the practical approach for the rezoning.

MOTION:

It was moved by Mr. Magee that CP2020-0003, A Resolution By The Planning Commission For The City of Arvada, Colorado To Amend The Arvada Comprehensive Plan 2014 To Incorporate Revisions Related To The Land Development Code Update and Associated Remapping be recommended to City Council for approval subject to the condition stated in the Staff Report, Item 1, Pages 1-2. This motion is based on the findings of fact and approval criteria on Page(s) 1-2 of the Staff Report.

DISCUSSION OF MOTION CP2020-0003

Mr. Owens stated his appreciation for the Staff at the City of Arvada with this process.

Those voting Yes: Gay, Owens, Hannan, Connell, Griffith, Magee

Those voting No: None

Those absent: McCarron

The motion carried.

MOTION:

It was moved by Mr. Magee, that LDC2020-0002, Remapping A Section West of Alkire Street And North of West 80th Avenue On The City Of Arvada Zoning Map, Dated June 1, 2020, In Conjunction With The Land Development Code (2020) And Comprehensive Plans, be recommended to City Council for approval subject to the condition stated in the Staff Report, Item 1, Page 3. This motion is based on the findings of fact and approval criteria on Page(s) 3 of the Staff Report.

Mr. Magee recommended that the parcel 20-212-02-002 be rezoned to CG as part of the motion.

DISCUSSION OF MOTION LDC2020-0002

Mr. Griffith stated his observations on the difficulties of navigating residential higher density in a suburban area. He stated his support of the motion.

Those voting Yes: Gay, Owens, Hannan, Connell, Griffith, Magee

Those voting No: None

Those absent: McCarron

The motion carried.

Mr. Owens stated that the items regarding the Comprehensive Plan Resolution and Remapping will be heard at City Council on June 1, 2020.

10. **OTHER ITEMS**

Next meeting will be June 2, 2020 on the Planned Unit Development Plans and Preliminary Plats for Candelas Filing No. 1 Amendments No. 4 & 5.

Mr. Owens stated that he will be absent from the June 2, 2020 meeting and that Mr. Griffith will be running the meeting as Vice Chair.

Mr. Magee requested from Staff a new list of the Commissioners and Staff with contact information. He requested a calendar of the scheduled Planning Commission meetings through 2020. He asked if the June 2, 2020 meeting paper packet will need to be picked up and returned for City Staff.

Mr. Stachelski stated that these items will be provided. He explained that City Hall may not be open to the public by June 2, 2020, so the packets will likely be provided by courier and will not need to be returned.

Mr. Owens requested a paper packet be provided for the meeting, even though he will not be in attendance.

Mr. Griffith stated his appreciation for the Staff with their work in setting up the virtual meetings.

Ms. Connell agreed with Mr. Griffith's statement.

11. **ADJOURNED** at 7:42 P.M.

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*Patricia
Connell*

Patricia Connell, Secretary

T.O. Owens

T.O. Owens Chair

Sara Hutchinson

Sara Hutchinson, Recording Secretary