



## PLANNING AND ZONING COMMISSION

**Minutes**  
**March 28, 2016**

### Meeting Summary

PZ Resolution No. 2016-11, a Resolution Recommending Approval of an Urban Renewal Site Plan Regarding New Signs at Broomfield Plaza, 5505 West 120<sup>th</sup> Avenue for Jax Mercantile was approved by unanimous (6-0) vote.

PZ Resolution No. 2016-12, a Resolution Recommending Approval of a Use by Special Review for Industrial Lane Filing No. 1 Final Plat, Lot 1 for Truck Rental at 3401 Industrial Lane, Interlocken Self Storage was approved by unanimous (6-0) vote.

### Roll Call – 7:00 P.M.

Chairman Tom Silvers called the meeting to order at 7:00 p.m.

Commission Members Present: Susan Barkman  
Archie Lind  
Benjamin Maresca  
David Milender  
Tom Silvers  
Kathryn Turner

Commission Members Absent: Chuck Hastings

Staff Members Present: John Hilgers, Planning Director  
Erika Delaney Lew; Assistant City Attorney  
Charlene Gabor, Recording Secretary

Chairman Silvers noted there was a quorum present.

### Disposition of Minutes

The minutes of the regular Planning and Zoning Commission meeting of March 14, 2016, were approved with one correction on page 1 for Resolution No. 2016-10 to reflect I-1 zoning.

### Petitions and Communications - None

#### Public Hearing – PZ Resolution No. 2016-11

#### Broomfield Plaza Shopping Center Urban Renewal Site Plan Regarding New Signs

Property Location: Northeast of West 120<sup>th</sup> Avenue and Sheridan Boulevard, (5505 West 120<sup>th</sup> Avenue)

Applicant/Owner: Jax Broomfield Property, LLC  
Planner: Lynn Merwin/John Hilgers

Chairman Silvers opened the public hearing at 7:02 p.m.

John Hilgers, Planning Director, summarized the staff memorandum. The applicant requests approval of an urban renewal site plan regarding Jax's signs, in the vacated Kmart building in a B-2 district.

The use is consistent with zoning. An application was administratively approved for five wall signs which comply with the sign regulations.

The applicant is requesting approval for an additional 81 square feet of signage. The largest sign would be over the maximum size allowed for a sign and the number of signs requested exceeds the maximum number allowed. The application would allow up to a total of 16 wall signs and 81 additional square feet of sign area, spread among the signs.

James Quinlan, the store manager, was present to answer questions from the commission. Mr. Quinlan stated the larger oval sign complements other signs and the smaller signs were for brand recognition and required by vendors.

Mr. Hilgers asked that the staff report be entered into the record.

Public comment was requested.

There was no one wishing to speak.

Commissioner's comments and questions were:

- Are the signs illuminated? This should be noted as the project goes to Council.
- Glad Jax is coming into town; it is a good use of the space.
- Welcome and thank you for choosing Broomfield.

The applicant responded to some of the comments:

- The largest, main sign will be illuminated. Some of the smaller signs would probably be illuminated; not sure.

Chairman Silvers closed the public hearing at 7:10 p.m.

PZ RESOLUTION 2016-11 WAS READ BY TITLE.

Commissioner Maresca moved for approval of PZ Resolution No. 2016-11, a Resolution recommending approval of Broomfield Plaza Urban Renewal Site Plan regarding New Signs for Jax Mercantile at 5505 West 120<sup>th</sup> Avenue be approved without conditions.

Commissioner Barkman seconded the motion.

Discussion of the motion was called for, there was none.

The motion was approved by unanimous vote (6-0) of the Commission.

**Public Hearing – PZ Resolution No. 2016-12**

**Use By Special Review for Truck Rental**

**Applicant:** Interlocken Self Storage, LLC  
**Property Location:** 3401 Industrial Lane  
**Planner:** Michael Sutherland/John Hilgers

Chairman Silvers opened the public hearing at 7:11 p.m.

John Hilgers, Planning Director, summarized the staff memorandum and asked that the staff report be entered into the record.

The application is to allow truck rental on the property at 3401 Industrial Lane. No more than eight trucks would be on site at a time, instead of the four mentioned in the memorandum.

The zoning is I-1 in the US 36 Corridor Urban Renewal Area. A site plan was approved in October 2015 for self storage. Truck rentals are allowed as a use by special review. Four rental trucks are anticipated to be parked in front of the building and four in front of the future east building.

One comment was received by email and is attached to the packet. Staff has no key issues with the project.

Tim Nelson, Galloway, representative for the applicant, was present to answer questions from the Commission. Mr. Nelson stated the applicant thought the previously approved site plan included rental trucks.

Public comment was requested, there was no one wishing to speak.

Commissioner's comments and questions were:

- Can trucks be parked in front of the building not yet built?
- Would the truck parking take away from required parking?
- Is there a reason the truck parking is spread out?
- Need better copy of plat to show parking spaces to be used by trucks.
- Will truck parking area be paved?
- Thanks for cleaning up area.
- Will additional signage be needed for rental trucks?
- Will more than four trucks park in front of the existing building until the other building is built?

Mr. Nelson responded to some of the concerns and questions of the Commission:

- The .pdf of the plat was very light. It will be darkened.
- Truck parking will be paved.
- Currently, only four rental trucks are needed. When the other building is built, additional trucks will be brought in if needed.
- Due to the shape of the lot, the rental trucks will be spread between the two buildings to allow access to the doors for clients.
- The area looks great. The Commission's comments on the cleanup will be passed along to the applicant.
- Additional signage will probably not be needed for rental trucks. Any signage needed for rental trucks would be what is allowed within code.

John Hilgers responded to some of the concerns and questions of the Commission:

- Staff approval would be needed for trucks to park in the area in front of the building to be constructed since the designated parking area is not constructed. Staff review would be needed for the area to be paved for parking.
- The parking provided for the current, storage use, including spaces for rental truck stalls, would have one extra stall. The new building will have seven extra parking stalls, above and beyond what is required by Code.
- The parking locations will be clarified for Council.

Chairman Silvers closed the public hearing at 7:19 p.m.

PZ RESOLUTION 2016-12 WAS READ BY TITLE.

Commissioner Turner moved for approval of PZ Resolution 2016-12, a Resolution Recommending Approval of a Use By Special Review for Truck Rental at 3401 Industrial Lane, Interlocken Self Storage, without conditions.

Commissioner Maresca seconded the motion.

Discussion of the motion was called for, there was none.

The motion was adopted by unanimous vote (6-0) of the Commission.

**Adjournment – 7:20 p.m.**

**Approval**

Minutes Prepared by:

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Charlene Gabor, Recording Secretary

Approved by:

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Chairman