



PLANNING AND ZONING COMMISSION

**Minutes
May 9, 2016**

Meeting Summary

The Commission approved by unanimous vote, PZ Resolution 2016-18, A Resolution Recommending Approval of Vista Pointe Planned Unit Development/Preliminary Plat – Second Amendment and Vista Pointe Filing No. 1 Replat B Site Development Plan/Urban Renewal Site Plan without conditions.

Roll Call – 7:00 P.M.

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

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

Commission Members Absent: Chuck Hastings
Kathryn Turner

Staff Members Present: John Hilgers, Planning Director
Erika Delaney Lew, Assistant City Attorney
Lynn Merwin, Principal Planner
Diana Kjelshus, Recording Secretary

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the regular Planning and Zoning Commission meeting of May 9, 2016, were approved as corrected by Commissioner Maresca, stating his comments were about approval of the Site Development Plan Amendment for the AutoZone Automobile Parts Store Located at 1905 West 136th Avenue, Lambertson Farms Filing No. 5, Lot 6, Block 1 item were more cautionary than as the minutes come across. Staff will review the tape and make the necessary changes,

Petitions and Communications - None

Public Hearing – PZ Resolution No. 2016-18

Vista Pointe Planned Unit Development Plan/Preliminary Plat – Second Amendment and Vista Pointe Filing No. 1 Replat B Site Development Plan/Urban Renewal Site Plan

**Property Location: West of Main Street, Generally in the Vicinity of West 118th Avenue,
West 119th Avenue and Saulsbury Street**

Applicant: S&S Development, LLC

Chairman Silvers opened the public hearing at 7:06 p.m.

Principal Planner Lynn Merwin summarized the staff report and asked that the staff report be made part of the record. She noted the public notice requirements, to best of staff's knowledge, has been met for this hearing.

The applicant is S&S Development, LLC. The owner is Spallone and Schafer Ventures. The application is for consideration of a combined site development plan/urban renewal site plan, and a planned unit development plan text amendment.

The proposed site for this site plan is approximately 1.7-acres and is located north of West 118th Avenue and east of Saulsbury Street within the Vista Pointe subdivision. The subdivision is situated east of Main Street and is within the Original Broomfield Neighborhood Plan area and urban renewal area.

The proposed PUD plan amendment applies to Lots 1, 2 and 4 through 14 of Vista Pointe Filing No. 1 and the proposed SDP/URSP applies to proposed Lot 1 of Replat B. The proposed site development plan (SDP)/urban renewal site plan (URSP) is for a new 25,824 square foot (sf) office/flex warehouse building. There is a companion application to consolidate two existing lots into the one larger lot for the proposed office/warehouse building. The companion replat application qualifies for an administrative review process which is substantially complete at this time. The property is zoned PUD for general business and industrial uses including offices and warehouses. New uses proposed with the PUD plan amendment include storage, microbreweries, wineries, distilleries, restaurants, sports, fitness and athletic facilities. Food trucks are proposed as accessory to a permitted use.

The Broomfield Comprehensive Plan (adopted in 2005) and the Original Broomfield Neighborhood Plan (adopted in 2008) designate the subject property as Office/Flex Light Industrial and Business Commercial. The proposed development plans are consistent with these land use designations for the property.

The proposed site plan depicts a new rectangular-like building with multiple front entries planned on the south side for individual tenants. There is space on the west end of the building for a possible outdoor covered patio for a potential restaurant, brewery or similar tenant.

Access to the site will be provided from two entries along West 118th Avenue and one entry along Saulsbury Street. The west access on Saulsbury Street and the center access on W. 118th will prohibit left turn movements out of the site to mitigate sight line concerns for motorists. The easternmost access drive will allow full turn movements. A shared private service drive is shown along the rear (north) and east sides of the building to facilitate truck deliveries, shipping and similar industrial/warehousing uses.

Parking surrounds the site to the south and west. As a multi-tenant building, the proposal assumes approximately 18% of the building will be occupied with office uses, 71% with flexible warehouse uses, and 11% with a restaurant/brewery type use. Based on these assumptions, the Broomfield Municipal Code (BMC) parking regulations for these uses would require 57 parking spaces. The plan provides 58 on-site parking spaces including three handicap accessible spaces. The parking meets the minimum requirements for the assumed uses. Bicycle racks will be provided in two locations.

There are two variances requested as part of this application for parking; and private open area. The first is a parking stall size variance to allow two additional parking stalls to be counted as compact parking spaces. The two parking spaces, comprising 3.1% of the overall parking, would apply to a reduction in the length of the stall size only and would allow the vehicle bumper to overhang by two feet onto a landscape area. The BMC allows for up to 40% of the parking to be sized for compact cars. With the increase in two additional compact parking stalls, a total of 43.1% of the site parking would be considered compact. The width of the compact parking stalls would continue to meet the standard size of 9 feet. The length would be reduced from 19 feet to 17 feet. The compact spaces are located on the southwest edge of the site.

A second variance is requested to reduce the minimum private open area requirement consisting of landscaping, patios and walkways from a minimum of 25% of the site to 24.89% of the site – a reduction of 0.11%. The variance is requested to accommodate a private service drive planned on the rear (north) side of the building for service trucks associated with the planned flexible warehouse uses.

A ten foot wide landscape zone is provided adjacent to the public streets. The landscape edge includes street trees, ornamental grasses, shrubs and irrigated grasses. Additional landscaping is provided at the base of the building and in periodic landscape islands situated in the parking lot. The proposed signage, building height and building materials all comply with the PUD Plan requirements. There are no key issues identified for this proposal.

Steve Fler, representative of the applicant, was present to answer questions from the Commission. Mr. Fler said he believes the proposed plan makes good use of the property and will facilitate other projects.

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

Commissioner's comments and questions were:

- Street parking is not part of the required parking,
- Concerned about the landscaping between the parking on the street and the building;
- Enhancements to the paths leading across the parking area to minimize the cut-through foot traffic through the landscaping;
- Prior to going before Council, call out where the walkway is going to be and work with staff to show where the dedicated walkways are going to be;
- Why does Saulsbury Street curve;
- Glad to see the parcel developed and support the uses that are going in there;
- A flagstone walkway may be beneficial to fix the walkway issue;
- May consider removing the striping of the on-street parking;
- Snow stacking for the site;
- Thank you for the ample bicycle parking; and
- Need to add illumination by the bicycle parking area to the upper left area.

Tim Schaeffer, a principal in the project and Steve Fler, representative of the applicant, responded to some of the comments and questions from the Commission:

- There is one area in the detention area that is a walk way that will go across the detention area.
- Handicapped parking is in the center area.
- The curve on Saulsbury Street comes from the original PUD for the property.
- There is so much on-site parking that we do not believe a lot of the on-street parking will be used.
- Snow stacking will be on site.

Chairman Silvers closed the public hearing at 7:23 p.m.

PZ 2016-18 was Read By Title.

Commissioner Maresca moved for approval of PZ 2016-18, A Resolution Recommending Approval of Vista Pointe Planned Unit Development/Preliminary Plat – Second Amendment and Vista Pointe Filing No. 1 Replat B Site Development Plan/Urban Renewal Site Plan with no conditions.

Commissioner Lind seconded the motion.

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

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

Special Report

The next meeting of the Planning and Zoning Commission will be May 23, 2016.

Commissioner Lind said the concrete along US 36, for the bicycle paths, is breaking up.

Adjournment – 7:25 p.m.

Approval

Minutes Prepared by:

Diana Kjelshus, Recording Secretary

Approved by:

Chairman