



PLANNING AND ZONING COMMISSION

***Minutes
May 23, 2011***

Meeting Summary

The Planning and Zoning Commission adopted PZ Resolution 2011-8, A Resolution recommending approval of a Final Plat, Site Development Plan (SDP), Urban Renewal Site Plan (URSP) and Planned Unit Development (PUD) Plan Text Amendment for Palisade Park Filing No. 2 and the National Archives and Records Administration (NARA) Building, approximately located at the northwest corner of West 169th Avenue and Huron Street, with the following conditions: 1) The generator be screened for visual and noise reduction; and 2) Continue to work with staff on all outstanding issues and resolve the issues prior to presentation to Council. PZ 2011-8 was approved by unanimous vote (7-0-0).

Roll Call – 7:00 P.M.

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

Commission Members Present: Gifford Aune
 Charles Hastings
 David Jurcak
 Roger Kelley
 Archie Lind
 Karen Nelson
 Phil Russell
 Tom Silvers

Commission Members Absent: None

Staff Members Present: Dave Shinneman, Planning Director
 Tami Yellico, Deputy City & County Attorney
 Anna Bertanzetti, Principal Planner

Chairman Tom Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the regular Planning and Zoning Commission meeting of May 9, 2011, were approved as printed and presented.

Public Hearing -- PZ Resolution 2011-8 Palisade Park Filing No. 2 Final Plat, Lot 2 Site Development Plan/Urban Renewal Site Plan(National Archives and Records Administration), and Second Text Amendment to the Palisade Park PUD Plan and Preliminary Plat Property

Applicant: Oxford Development
Planner: Anna Bertanzetti

Chairman Silvers opened the public hearing at 7:09 p.m.

Anna Bertanzetti, Principal Planner, summarized the staff memo and asked for it be added to the record. The applicants (Kevamra and Oxford Development) requests approval of a final plat to subdivide a 66.15-acre portion of Palisade Park Filing No. 1 into two lots and four tracts to accommodate the proposed development of an office, storage, and warehouse building (National Archives and Records Administration) on an 11.58-acre site. The application is for a site development plan/urban renewal site plan for an office, storage, and warehouse building of 163,236 square feet in a one-story building for the National Archives and Records Administration. The applicant is requesting a variance to allow a reduction in the number of parking spaces based on the unique type of use. The applicant requests approval of an amendment to the Palisade Park Planned Unit Development (PUD) Plan to allow storage and warehouse uses as permitted commercial uses. Key issues are listed in the memo and the applicant is continuing to work with staff to address technical comments and to make changes related to screening of the mechanical units on the building roof.

Bill Branyan, representative of the applicant, spoke of the current and proposed development (Childrens Hospital, KB Homes and North Park) in the area. Kevamra has been working with Oxford Development for over a year to find a location of their facility. Kevamra will be responsible for the relocation of the detention pond.

Rob Cicco, Oxford Development, spoke about Oxford Development's background in development. The proposed building will replace the current facility at Denver Federal Center in Lakewood. The facility will house records for seven states. The records housed will be mainly federal court cases and will see a limited amount of people coming to do research at the center. The plan allows for additional parking if the building were to change uses but the National Archives and Records Administration will have a twenty year lease. They are working with staff to resolve the screening of the mechanical units to find the most cosmetically acceptable methods. Consideration is being given to both the Childrens Hospital and the KB Homes development to the west which is higher in elevation. North Metro Fire & Rescue concerns have been addressed. The building needs to be complete and turned over to the National Archives and Records Administration by May 22, 2012.

Public comment was requested.

Sandy Rice, 605 County Road 7, expressed concern about the ingress and egress, the traffic impacts to their neighborhood and restricting construction traffic to specific roads. She was also concerned about traffic on State Highway 7 and light pollution.

Commissioner's comments and questions were:

- Traffic studies have been completed for all the improvements mentioned and submitted to the City;
- Are there traffic movement devices recommended?
- Reports are available in the file;
- Is there a methodology or reason for the color of the roof;
- Size of the current facility in comparison to the proposed building;
- Length of time the facility may be used by NARA;
- Deliver date of the facility;
- Types and height of the fences;
- Status of the proposed KB Homes subdivision in Palisade Park;
- Purpose of tracts and ownership and maintenance of tracts;
- Hours of operation;
- Hours of construction;
- Parking;
- Generator noise and abatement;
- Screening of the mechanical units;
- Timeline for construction; and
- Color of the roof.

Representatives of the applicant and staff members responded to some of the Commissioners comments:

- The current facility in Lakewood was built many years ago and has been added on to many times. The current facility does not meet code and maybe unsafe.
- The intention is that NARA would occupy this building for a minimum of twenty years. The lease is fully executed.
- Building is to be built to standards of the government.
- The building will be fully sprinkled.
- The tracts will be owned by a special district or the owners association. The tracts exist for utilities and also for storm water detention.
- Traffic signal placement is based on warrants and what occurs in the North Park development impacts the traffic counts. Huron Street is to be relocated. The City & County of Broomfield is working with the Colorado Division of Transportation to do a comprehensive study with the developers relating to traffic in the northern area of Broomfield.
- Some of the fences are six foot. The wrought iron and chain link fence is eight feet;
- There will be 40 to 43 employees working at this building.
- There are 60 public parking spaces.
- Construction hours will be 7 a.m. to 7 p.m.
- We are prepared to move dirt and work on the site improvement soon and our goal is to obtain permits and prepare for footings and the foundation by August 1, 2011.
- The emergency generator is just right of the docks and will be run at least monthly. The noise the generator makes is within the allowed decibels.
- Lighting at the property line is '0'.
- Truck traffic during construction will be restricted to specific roads.
- The facility is a secure facility with a security fence and cameras.

Michelle Arrick (unable to confirm name or address of the individual) also spoke about her concerns about traffic on the neighborhood roads during construction and the increase of traffic in the area in the future due to development.

Principal Planner Anna Bertanzetti said that the City & County of Broomfield and Weld County are working together on Lowell Lane and Lowell Lane is to remain as a rural road.

Public hearing closed at 8:10 p.m.

RESOLUTION PZ 2011-8 WAS READ BY TITLE

Commissioner Jurcak moved that PZ Resolution 2011-8, A Resolution recommended approval of a Final Plat, Site Development Plan (SDP), Urban Renewal Site Plan (URSP) and Planned Unit Development (PUD) Plan Text Amendment for Palisade Park Filing No. 2 and a National Archives and Records Administration (NARA) Building, approximately located at the northwest corner of West 169th Avenue and Huron Street, be approved with the following conditions.

- 1) The generator be screened for visual and noise reduction; and
- 2) Continue to work with staff on all outstanding issues and resolve the issues prior to presentation to Council.

Commissioner Lind seconded the motion.

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

The motion was approved by unanimous vote of the Commission (7-0-0).

Special Report -- None

Planning Director Dave Shinneman reviewed the upcoming meeting schedule that was distributed during the study session.

Commissioner's Corner -- None

Adjournment – 8:13 p.m.

The meeting was adjourned at 8:13 p.m.

Approval

Minutes Prepared by:

Diana K. Tangsrud, Recording Secretary

Approved by:

Chairman