



## **PLANNING AND ZONING COMMISSION**

***Minutes  
September 26, 2011***

### **Meeting Summary**

The Planning and Zoning Commission adopted PZ Resolution 2011-19. MidCities Planned Unit Development Plan Seventh Text Amendment to reallocate the location of the residential units permitted in the MidCities PUD. Resolution 2011-19 was approved by unanimous vote (5-0).

### **Roll Call – 7:00 P.M.**

Commission Members Present: Gifford Aune  
Charles Hastings  
David Jurcak  
Roger Kelley  
Karen Nelson

Commission Members Absent: Archie Lind  
Phil Russell  
Tom Silvers

Staff Members Present: Dave Shinneman, Planning Director  
Tami Yellico, Deputy City & County Attorney  
Alice Hanson, Senior Planner

Planning Director Dave Shinneman stated there is a quorum present.

Mr. Shinneman asked for nomination for a temporary chairperson for this evening's meeting.

Commissioner Hastings nominated Roger Kelley to serve as temporary chairman. Commissioner Jurcak seconded the motion.

Mr. Shinneman asked for additional nominations, there were none.

The Commission unanimously voted to have Commissioner Kelley serve as temporary chairman.

### **Petitions and Communications - None**

### **Disposition of Minutes**

The minutes of the regular Planning and Zoning Commission meeting of September 12, 2011, were approved as printed.

**PUBLIC HEARING – PZ Resolution 2011-19**

**MidCities Planed Unit Development Plan Seventh Text Amendment to reallocate the location of the residential units permitted in the MidCities PUD approximately located south of Coalton Road and west of Interlocken Loop**

**Applicant: Coalton Acres, LLC**

**Planner: Alice Hanson**

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

Senior Planner Alice Hanson summarized the staff memorandum and asked for the staff memorandum to be entered into the public record. The public notification requirements have been met. The owners and applicants are Coalton Acres, LLC, Shops at Flatiron LLC, Avenues at Flatiron LLC, and MidCities Metropolitan District No. 2. The property is designated Mixed-Use Commercial in the 2005 Comprehensive Plan, which envisions up to thirty percent of the land could be used for residential purposes with densities higher than eight units per acre. To date approximately eleven percent of the MidCities PUD acreage has been developed with residential uses. The Text Amendment aligns with the Comprehensive Plan vision. Currently there are 706 of the 1,075 approved residential units constructed within the MidCities PUD. The PUD currently allocates the location of the remaining 369 units as follows: 75 units to Heritage Place; 110 units to Tracts 5, 6, and 8; and 194 units to Tract 1 and 2 of the Second Amendment to the MidCities PUD. The applicants are requesting to transfer 110 multi-family residential units from the MidCities PUD Tracts 5, 6, and 8 to the following specific lots: Filing No. 3, Lot 2; Filing No. 8, Lot 2, Filing No. 8, Lot 3; and Filing No. 11A, Lot 2 (all within the Second Amendment to the MidCities PUD). The result of the amendment is the ability to construct 75 units within the Heritage Place PUD (southwest corner of 96th Street and Flatiron Crossing Drive) which is no change from existing zoning, and 294 residential units on the specified lots along Summit Blvd. The request also requires: 1) The density within any one residential project not exceed 50 dwelling units per acre; 2) One covered parking space is provided per unit; 3) On-site amenities are provided for residents; and 4) Design and materials incorporate architectural elements and materials used on buildings already constructed in the vicinity. The staff has not identified any key issues in the request.

Bill Branyon, representing the applicants, stated Ms. Hanson's review was very thorough and stated he had little to add, but was present to answer questions from the Commission.

Public comment was requested. There was no one wishing to speak.

Commissioners' comments and questions were:

- Heritage Place 75 units to stay with that area; and
- Marketing the property to office and medical office.

Mr. Branyon said there is no intention of moving the 75 units assigned to the Heritage Place development. The master developer of Coalton Acres is trying to sell the property on the west end of MidCities as residential, retail, office or medical office but has no contracts in place at this time. Hilton Garden Inn (MidCities Filing No. 21, Lot 2) went through the development process, but did not get financing so the building has not been built. Staybridge Suites (MidCities Filing No. 1, Lot 2) has not completed the development process.

Public hearing was closed at 7:22 p.m.

RESOLUTION PZ 2011-19 WAS READ BY TITLE

Commissioner Jurcak moved to approve PZ Resolution 2011-19, MidCities Planned Unit Development Plan Seventh Text Amendment to reallocate the location of the residential units permitted in the MidCities PUD without conditions.

Commissioner Hastings seconded the motion.

Discussion of the motion was called for. There was none.

The motion was approved by unanimous vote of the Commission (5-0-0).

**Special Report --**

Planning Director Dave Shinneman reviewed the upcoming meeting schedule distributed during the study session. The next Planning and Zoning Commission meeting will be October 24, 2011.

Commissioner Jurcak inquired about what appeared to be a concrete drainage installed near the gas well located close to Sheridan Parkway and 470. Planning Director Shinneman stated staff will check on this and report back to him.

**Adjournment – 7:28 p.m.**

The meeting was adjourned at 7:28 p.m.

**Approval**

Minutes Prepared by:

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Diana K. Tangsrud, Recording Secretary

Approved by:

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Chairman