



BROOMFIELD PLANNING AND ZONING COMMISSION

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Minutes

February 25, 2019

Meeting Summary

PZ Resolution No. 2019-7, a resolution recommending approval of Verizon Use by Special Review for a new monopine and supporting wireless facilities at the Great Western Treatment Facility located at 12400 W 112th Ave was approved by a unanimous vote of 4 to 0.

PZ Resolution No. 2019-9, a resolution recommending approval of a Variance application to allow a setback reduction from 60 feet to 48 feet for Alternative Autoworx located at Car Wash Express Filing No. 1 Replat A, Lot 2 in the General Business Zoning District was approved by a unanimous vote of 4 to 0.

PZ Resolution No. 2019-8, a resolution recommending approval of Palisade Park Filing No. 5 Replat C Final Plat and Filing No. 5 Replat B Site Development Plan/Urban Renewal Site Plan Amendment No. 1 was approved by a unanimous vote of 4 to 0.

Roll Call - 5:59 P.M.

Chairman Silvers called the meeting to order at 5:58 p.m.

Commission Members Present: Tom Silvers
Earl Franz
Gerald Hart
Grayson Sanborn

Commission Members Absent: Susan Barkman
Charles Hastings
David Lemmon
Archie Lind

Staff Members Present: Anna Bertanzetti, Planning Director
Karl Frundt, Senior City Attorney
Whitney Hixon, Planning Coordinator
Shelby Jablon, Associate Planner
Josh Olhava, Principal Planner

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the February 11, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications - None

Public Hearing - PZ Resolution No. 2019-7 Verizon Use by Special Review for a New Monopine and Supporting Wireless Facilities at the Great Western Treatment Facility

Location: 12400 W 112th Ave
Applicant: Verizon Wireless

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Chairman Silvers opened the public hearing at 5:59 p.m.

Shelby Jablon, Associate Planner, summarized the staff report and asked that it be made part of the record.

The applicant's representative, Becky Siskowski, spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:05 p.m.

PZ Resolution No. 2019-7 was read by title.

Commissioner Hart moved for approval of Resolution No. PZ-2019-7 Verizon Use by Special Review for a new monopine and supporting wireless facilities at the Great Western Treatment Facility located at 12400 W 112th Ave.

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 4 to 0.

Public Hearing - PZ Resolution No. 2019-9 Variance Application to Allow a Setback Reduction from 60 Feet to 48 Feet for Alternative Autoworx Located at Car Wash Express Filing No. 1 Replat A, Lot 2 in the General Business Zoning District

Location: 5540 W. 120th Avenue
Applicant: EZY, LLC

Chairman Silvers opened the public hearing at 6:07 p.m.

Josh Olhava, Principal Planner, summarized the staff report and asked that it be made part of the record.

The applicant's representative, Joel Edson of 209 La Belle Road Boulder, CO, spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:12 p.m.

PZ Resolution No. 2019-9 was read by title.

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Commissioner Franz moved for approval of Resolution No. PZ-2019-9 for a variance application to allow a setback reduction from 60 feet to 48 feet for Alternative Autoworx located at Car Wash Express Filing No. 1 Replat A, Lot 2 in the General Business Zoning District based on the following findings:

1. The design of the approved building failed to account for the reduced functional height of the building due to the roof support beams. Such a reduction in overall height limits the full use of the building for its intended purposes.
2. In order to fully utilize the building, the overall building height must be increased approximately 4' for an overall maximum height of 20'. The applicable required setback for B-2 zoning with adjacent residential is 3x the maximum building height or in this case 60'.
3. The requested variance reduces the setback from the required 60' to 48'. This allows the building to remain in its approved footprint.
4. The requested variance will not be detrimental to the neighborhood.
5. The requested variance will not impair the purpose of the zoning regulations.
6. The applicant provided support for the requested variance from 3 neighboring property owners.
7. There is no public opposition to the requested variance.

Commissioner Sanborn seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 4 to 0.

Public Hearing - PZ Resolution No. 2019-8 Palisade Park Filing No. 5 Replat C Final Plat and Filing No. 5 Replat B Site Development Plan/Urban Renewal Site Plan Amendment No. 1

Location: West of Huron Street, north of County Road 4
Applicant: Lennar Homes

Chairman Silvers opened the public hearing at 6:15 p.m.

Josh Olhava, Principal Planner, summarized the staff report and asked that it be made part of the record.

The applicant's representative, Garrett Baum with Urban Frontier, spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:19 p.m.

PZ Resolution No. 2019-8 was read by title.

Commissioner Sanborn moved for approval of Resolution No. PZ-2019-8 for the Palisade Park Filing No. 5 Replat C Final Plat and Filing No. 5 Replat B Site Development Plan/Urban Renewal Site Plan Amendment No. 1.

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Commissioner Franz seconded the motion.

There was no further discussion following the motion.

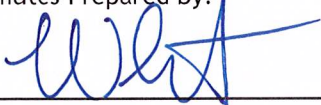
The resolution passed unanimously by a vote of 4 to 0.

Special Reports

Adjournment - 6:20 p.m.

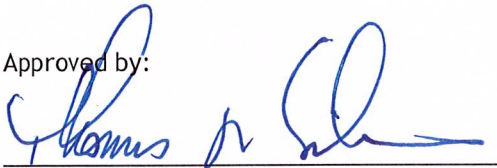
Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman