



BROOMFIELD PLANNING AND ZONING COMMISSION

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Minutes

June 10, 2019

Meeting Summary

PZ Resolution No. 2019-28, a resolution recommending approval of the Mountain Terrace Planned Unit Development Plan Amendment No. 2, Mountain Terrace Filing No. 1 Replat B Final Plat and Site Development Plan Amendment for Applewood Pointe of Broomfield was approved by a vote of 5 to 0.

PZ Resolution No. 2019-23, a resolution recommending approval of the Twelfth Amendment to the Interlocken Advanced Technology Environment PUD Text Amendment, Final Plat, and Site Development Plan for Interlocken Filing No. 4 Replat A (Century Grand Vue at Interlocken) was approved by a vote of 5 to 0.

PZ Resolution No. 2019-26, a resolution recommending approval of the Interlocken Filing No. 24 Lot 4 Site Development Plan for Woodspring Suites Hotel was approved by a vote of 5 to 0.

PZ Resolution No. 2019-27, a resolution recommending approval of the Jeffco Business Center, Lot 11 Site Development Plan and Use by Special Review for City Bark was approved by a vote of 5 to 0.

PZ Resolution No. 2019-29, a resolution recommending approval of the Wadsworth Subdivision Filing No. 1 Urban Renewal Site Plan and Final Plat was approved by a vote of 5 to 0.

Roll Call - 6:01 P.M.

Commissioner Barkman called the meeting to order at 6:01 p.m.

Commission Members Present: Susan Barkman
Archie Lind
Earl Franz
Charles Hastings
Gerald Hart

Commission Members Absent: Tom Silvers
Grayson Sanborn
David Lemmon

Staff Members Present: Anna Bertanzetti, Planning Director
Karl Frundt, Senior City Attorney
Whitney Hixon, Planning Coordinator
Branden Roe, Senior Planner
Lynn Merwin, Principal Planner

Commissioner Barkman stated there was a quorum present.

Disposition of Minutes

The minutes of the May 13, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications

A Concept Review has been added to the June 18, 2019 agenda.

Public Hearing - PZ Resolution No. 2019-28 Mountain Terrace Planned Unit Development Plan Amendment No. 2, Mountain Terrace Filing No. 1 Replat B Final Plat and Site Development Plan Amendment for Applewood Pointe of Broomfield

Location: Southeast Corner of Lowell Boulevard and East Midway Boulevard
Applicant: United Properties

Commissioner Barkman opened the public hearing at 6:03 p.m.

Lynn Merwin, Principal Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant's representatives, Eric Chekal and Alex Hall with United Properties, Nathan Rosemann of Rosemann and Associates, and Tim DiMasters biological consultant to United Properties spoke regarding the request.

The following members of the public requested to speak:

- Dennis Quinn of 4280 Creek Dr.;
- Dave Allison of 12712 Julian Ct.;
- Matt Truta of 12710 Julian Ct.;
- Dannis Jenkins of 3410 S Princess Cir.;
- Daniel Sellers of 12707 Julian Ct.;
- Jenn Sellers of 12707 Julian Ct.;
- Bob Green of 4251 W 109th Cir.;
- Greg Smith of 12705 Julian Ct.;
- Michael Hoogenboom of 12613 Julian St. and 12615 Julian St.;
- Kristina Minor of 12706 Julian Ct.;
- Deborah Smith of 12705 Julian Ct.; and
- Patrick Mcateer of 923 W 126th Pl. Westminster, CO.

A petition containing 31 signatures in opposition of the project was submitted as part of the record.

Pete Dunlaevy of the City and County of Broomfield Open Space and Trails Department spoke regarding the prairie dog population on and adjacent to the property and the potential relocation or management options set forth in Broomfield's Prairie Dog Conservation and Management Policy.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 7:31 p.m.

PZ Resolution No. 2019-28 was read by title.

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Commissioner Hastings moved for approval of Resolution No. PZ-2019-28, a resolution recommending approval of Mountain Terrace Planned Unit Development Plan Amendment No. 2, Mountain Terrace Filing No. 1 Replat B Final Plat and Site Development Plan Amendment for Applewood Pointe of Broomfield.

Commissioner Lind seconded the motion.

There was no further discussion following the motion.

The resolution passed by a unanimous vote of 5 to 0.

Public Hearing - PZ Resolution No. 2019-23 The Twelfth Amendment to the Interlocken Advanced Technology Environment PUD Text Amendment, Final Plat, and Site Development Plan for Interlocken Filing No. 4 Replat A (Century Grand Vue at Interlocken)

Location: 485 Interlocken Boulevard
Applicant: Century Communities

Commissioner Barkman opened the public hearing at 7:34 p.m.

Branden Roe, Senior Planner, summarized the staff report and asked that it be made part of the record.

The applicant's representatives, Brian Mulqueen with Century Communities and Bonnie Niziolek with Norris Design, spoke regarding the request.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 8:19 p.m.

PZ Resolution No. 2019-23 was read by title.

Commissioner Hart moved for approval of Resolution No. PZ-2019-23, a resolution recommending approval of the Twelfth Amendment to the Interlocken Advanced Technology Environment PUD Text Amendment, Final Plat, and Site Development Plan for Interlocken Filing No. 4 Replat A (Century Grand Vue at Interlocken).

Commissioner Hastings seconded the motion.

There was no further discussion following the motion.

The resolution passed by a vote of 5 to 0.

Commissioner Barkman called a recess at 8:20 p.m.

The meeting reconvened at 8:27 p.m.

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Public Hearing - PZ Resolution No. 2019-26 Interlocken Filing No. 24 Lot 4 Site Development Plan for Woodspring Suites Hotel

Location: 121 Edgeview Drive
Applicant: Pure Strike Development LP

Commissioner Barkman opened the public hearing at 8:27 p.m.

Branden Roe, Senior Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Pete Kramer with Pure Strike Development LP and Erin Griffin with Kimley Horn, spoke regarding the request.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 8:47 p.m.

PZ Resolution No. 2019-26 was read by title.

Commissioner Franz moved for approval of Resolution No. PZ-2019-26, a resolution recommending approval of Interlocken Filing No. 24 Lot 4 Site Development Plan for Woodspring Suites Hotel with the condition that two electric car charging stations be added within two years, and the recommendation that they conduct a noise mitigation study.

Commissioner Hastings seconded the motion.

There was no further discussion following the motion.

The resolution passed by a unanimous vote of 5 to 0.

Public Hearing - PZ Resolution No. 2019-27 Jeffco Business Center, Lot 11 Site Development Plan and Use by Special Review for City Bark

Location: 8850 W 116th Circle
Applicant: Beta Equity Investments, LLC

Commissioner Barkman opened the public hearing at 8:49 p.m.

Branden Roe, Senior Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Craig Forgey with T.M. Crowley & Associates and Nicole Delmoro the future owner of

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this City Bark, spoke regarding the request.
No members of the public requested to speak.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 9:01 p.m.

PZ Resolution No. 2019-27 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-27, a resolution recommending approval of the Jeffco Business Center, Lot 11 Site Development Plan and Use by Special Review for City Bark.

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

The resolution passed by a unanimous vote of 5 to 0.

Public Hearing - PZ Resolution No. 2019-29 Wadsworth Subdivision Filing No. 1 Urban Renewal Site Plan and Final Plat

Location: 11515 Wadsworth Blvd.
Applicant: Eagle Creek Modular Solutions

Commissioner Barkman opened the public hearing at 9:03 p.m.

Anna Bertanzetti, Planning Director, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Ben Thursten with Baseline Engineering, spoke regarding the request.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 9:11 p.m.

PZ Resolution No. 2019-29 was read by title.

Commissioner Hart moved for approval of Resolution No. PZ-2019-24, a resolution recommending approval of the Wadsworth Subdivision Filing No. 1 Urban Renewal Site Plan and Final Plat.

Commissioner Hastings seconded the motion.

There was no further discussion following the motion.

The resolution passed by a unanimous vote of 5 to 0.

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Special Reports

Commissioners Hastings and Barkman will be absent for the Concept Review in June.

Adjournment - 9:13 p.m.

Approval

Minutes Prepared by:

Recording Secretary

Approved by:

Chairman