



BROOMFIELD PLANNING AND ZONING COMMISSION

Minutes

August 26, 2019

Meeting Summary

PZ Resolution No. 2019-19, a resolution recommending denial of the Overlook District Filing No. 1 Replat B Lot 2 Terracina PUD Text Amendment and Site Development Plan Amendment was approved by a unanimous vote of 6 to 0.

PZ Resolution No. 2019-37, a resolution recommending approval of Broomfield Urban Transit Village Filing No. 14 Replat C, Lot 1 - Site Development Plan and Urban Renewal Site Plan was approved by a unanimous vote of 6 to 0.

PZ Resolution No. 2019-38, a resolution recommending approval of variance to reduce minimum lot frontage width from 150 feet to 120 feet located at 15355 Zuni Street was vacated by a unanimous vote of 6 to 0.

PZ Resolution No. 2019-45, a resolution recommending approval of Marini Subdivision, Replat A, a Final Plat to Replat an Existing lot into a two (2) lot subdivision was vacated by a vote of 6 to 0.

PZ Resolution No. 2019-39, a resolution recommending approval of the Baseline Urban Renewal Area Plan was approved by a unanimous vote of 6 to 0.

Roll Call - 6:04 P.M.

Chairman Silvers called the meeting to order at 6:03 p.m.

Commission Members Present: Tom Silvers
Charles Hastings
Susan Barkman
Earl Franz
Gerald Hart
Grayson Sanborn

Commission Members Absent: 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
Branden Roe, Senior Planner
Judy Hammer, Senior Planner

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the August 12, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications

Anna Bertanzetti announced that item 4.c is requested for vacation.

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Public Hearing - PZ Resolution No. 2019-19 Continued hearing for the Overlook District Filing No. 1 Replat B Lot 2 Terracina PUD Text Amendment and Site Development Plan Amendment

Location: 13620 Via Varra
Applicant: Michael Jones, DMG Contractors

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

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

Commissioner Hastings stated he was absent from the first meeting on July 22, 2019 but he listened to the recording.

The applicant's representative was not in attendance to present the project.

The following members of the public requested to speak:

- Judith Mayoco of 13456 Via Varra
- Sharon Quigley of 13598 Via Varra
- Kathy Chapman of 13598 Via Varra
- Lorin Chevalier of 13578 Via Varra

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:25 p.m.

PZ Resolution No. 2019-19 was read by title.

Commissioner Hastings moved for denial of Resolution No. PZ-2019-19 the Overlook District Filing No. 1 Replat B Lot 2 Terracina PUD Text Amendment and Site Development Plan Amendment based on the following findings:

- The applicant is not in attendance;
- At the last public hearing a neighborhood meeting was requested which was not held; and
- At the last public hearing it was requested that the applicant decrease the number of colors proposed, which was not addressed.

Commissioner Hart seconded the motion.

Commissioner Hart proposed the additional findings:

- The proposed change is not in keeping with the character of the neighborhood;
- The proposed change is not supported by the neighborhood; and
- The proposed change is not in compliance with the requirements of the B.M.C.

Commissioner Hastings accepted the friendly amendment.

The resolution passed unanimously by a vote of 6 to 0.

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Public Hearing - PZ Resolution No. 2019-37 Broomfield Urban Transit Village Filing No. 14 Replat C, Lot 1 - Site Development Plan and Urban Renewal Site Plan

Location: Southeast corner of Wadsworth Parkway and State Highway 128
Applicant: MacNeil Real Estate Holdings LLC

Chairman Silvers opened the public hearing at 6:28 p.m.

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

The applicant's representatives, Rory MacNeil with WeatherTech and Leanne Vielehr with Norris Design, 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 7:01 p.m.

PZ Resolution No. 2019-37 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-37 Broomfield Urban Transit Village Filing No. 14 Replat C, Lot 1 - Site Development Plan and Urban Renewal Site Plan with the following conditions:

- That the applicant reduce the monument size on the southeast side to 10 feet, or the maximum size allowed by the B.M.C.; and
- That the applicant work with staff to address oversized parking options for larger vehicles.

Commissioner Hart seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 6 to 0.

Chairman Silvers called a recess at 7:03 p.m.

Public Hearing - PZ Resolution No. 2019-38 A variance to reduce minimum lot frontage width from 150 feet to 120 feet

Location: 15355 Zuni Street
Applicant: Andrew and Kaly Batson

Public Hearing - PZ Resolution No. 2019-45 Marini Subdivision, Replat A, a Final Plat to Replat an Existing lot into a two (2) lot subdivision

Location: 15355 Zuni Street
Applicant: Andrew and Kaly Batson

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Chairman Silvers opened the public hearing at 7:07 p.m.

Anna Bertanzetti, Planning Director, requested that the hearing be vacated until the existing oil and gas wells are plugged and abandoned, at which point the project will be scheduled for a hearing.

Commissioner Barkman motioned to vacate the hearing.

Commissioner Sanborn seconded the motion.

The motion to vacate passed unanimously by a vote of 6 to 0.

Public Hearing - PZ Resolution No. 2019-39 Baseline Urban Renewal Area Plan

Location: South of State Highway 7, West of Interstate 25 and North of 160th Avenue
Applicant: City and County of Broomfield

Chairman Silvers opened the public hearing at 7:08 p.m.

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

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 7:10 p.m.

PZ Resolution No. 2019-39 was read by title.

Commissioner Franz moved for approval of Resolution No. PZ-2019-39 Baseline Urban Renewal Area Plan.

Commissioner Hastings seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 6 to 0.

Special Reports

Anna Bertanzetti, Planning Director, stated that the applicant for item 4.a did show up after their hearing had closed due to a misunderstanding about the start time of the hearing.

Commissioner Hart will be absent for the next meeting.

Adjournment - 7:12 p.m.

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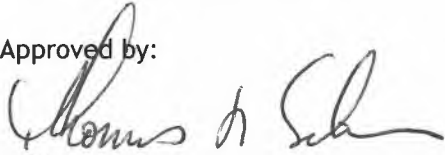
Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman