



BROOMFIELD PLANNING AND ZONING COMMISSION

Minutes

September 9, 2019

Meeting Summary

PZ Resolution No. 2019-40, a resolution recommending denial of the Second Amendment to the Broomfield Business Center PUD, Broomfield Business Center Filing No. 1 Replat E Final Plat, Site Development Plan for Broomfield Business Center Filing No. 1 Replat E Excluding Lot 1, Block 2 "Vive On Via Varra" was approved by a vote of 5 to 2.

PZ Resolution No. 2019-41, a resolution recommending denial of the Broomfield Business Center Filing No. 1 Replat E Lot 1, Block 2, Tract LL (Northwest Apartments) Site Development Plan was approved by a vote of 5 to 2.

PZ Resolution No. 2019-43, a resolution recommending approval of the Baseline Urban Renewal Area Plan was approved by a unanimous vote of 7 to 0.

Roll Call - 6:00 P.M.

Chairman Silvers called the meeting to order at 6:00 p.m.

Commission Members Present: Tom Silvers
Charles Hastings
Susan Barkman
Earl Franz
David Lemmon
Archie Lind
Grayson Sanborn

Commission Members Absent: Gerald Hart

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

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the August 26, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications

We do not have any Planning items scheduled for the October Concept Review.

Public Hearing - PZ Resolution No. 2019-40 The Second Amendment to the Broomfield Business Center PUD, Broomfield Business Center Filing No. 1 Replat E Final Plat, Site Development Plan for Broomfield Business Center Filing No. 1 Replat E Excluding Lot 1, Block 2 "Vive On Via Varra"

Location: Southeast of Northwest Parkway at Via Varra
Applicant: MLC Holdings (Vive on Via Varra)

Public Hearing - PZ Resolution No. 2019-41 The Broomfield Business Center Filing No. 1 Replat E Lot 1, Block 2, Tract LL (Northwest Apartments) Site Development Plan

Location: Southeast of Northwest Parkway at Via Varra
Applicant: Highridge Costa Development Company

Chairman Silvers opened the public hearing at 6:02 p.m.

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

The applicant's representatives, Charles McKay with MLC Holdings, Bonnie Niziolek with Norris Design, Moe Mahanna with Highridge Costa Development, Parikh Stevens with Parikh Stevens Architects, and Jim Johnson of 950 17th St. spoke regarding the request and answered questions from the Commissioners.

The following members of the public requested to speak:

- Sharon Quigley of 13598 Via Varra
- Judy Mayogo of 13456 Via Varra
- Kimberly Powers of 13598 Via Varra
- Erica Walker of 1873 S. Bellaire St. Denver, CO

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 7:34 p.m.

PZ Resolution No. 2019-40 was read by title.

Commissioner Hastings moved for denial of Resolution No. PZ-2019-40 the Second Amendment to the Broomfield Business Center PUD, Broomfield Business Center Filing No. 1 Replat E Final Plat, Site Development Plan for Broomfield Business Center Filing No. 1 Replat E Excluding Lot 1, Block 2 "Vive On Via Varra" based on the following findings:

- The requested variances are inconsistent with the existing PUD plan;
- The changing of the property from commercial retail to residential has a negative impact on the overall development and a negative financial impact of \$1,800,000 on an annual basis;
- Negative impact on the viability of the last remaining commercial property;
- The financial incentives that the developer is requesting are not in the best interest of the City and County of Broomfield.

Commissioner Lind seconded the motion.

There was no further discussion following the motion.

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The resolution passed by a vote of 5 to 2 with Commissioners Franz and Barkman voting in opposition.

PZ Resolution No. 2019-41 was read by title.

Commissioner Hastings moved for denial of Resolution No. PZ-2019-41 The Broomfield Business Center Filing No. 1 Replat E Lot 1, Block 2, Tract LL (Northwest Apartments) Site Development Plan based on the following findings:

- The contingent plan (PZ 2019-40) has been denied.

Commissioner Lind seconded the motion.

There was no further discussion following the motion.

The resolution passed by a vote of 5 to 2 with Commissioners Franz and Barkman voting in opposition.

Public Hearing - PZ Resolution No. 2019-43 Highlands Filing No. 1 Replat E Lot 7 KFC Site Development Plan/Urban Renewal Site Plan

Location: North of SH 7 between Sheridan Pkwy and CR 7
Applicant: Travis Gutke, Harman Management Corp

Chairman Silvers opened the public hearing at 7:41 p.m.

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

The applicant, Steve Brown of Near Planning and Design and Travis Gutke of Harman Management Corporation, 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 7:49 p.m.

PZ Resolution No. 2019-43 was read by title.

Commissioner Franz moved for approval of Resolution No. PZ-2019-43 Highlands Filing No. 1 Replat E Lot 7 KFC Site Development Plan/Urban Renewal Site Plan.

Commissioner Hastings seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 7 to 0.

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Special Reports

Anna Bertanzetti announced that the Planning Department is kicking off the assessment of zoning and urban renewal area plans in anticipation of larger projects in the upcoming years. The hired consultant, Clarion, will be attending a Planning and Zoning study session to discuss municipal code concerns and suggestions.

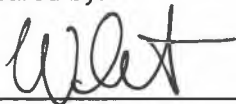
Commissioner Hastings will be absent on September 23, 2019 and October 14, 2019.

Commissioner Franz will be absent September 23, 2019.

Adjournment - 7:53 p.m.

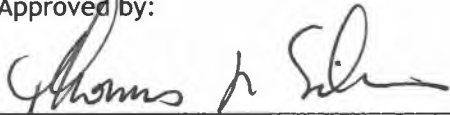
Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman