



BROOMFIELD PLANNING AND ZONING COMMISSION

Minutes

September 23, 2019

Meeting Summary

PZ Resolution No. 2019-42, a resolution recommending denial of Great Western Park Filing No 5 Replat A Final Plat, PUD Plan Amendment and Site Development Plan as approved by a vote of 6 to 0.

PZ Resolution No. 2019-46, a resolution recommending approval of Palisade Park Filing No. 1 Replat C Final Plat and the Site Development Plan/Urban Renewal Site Plan for Palisade Park Filing No. 1 Replat C Lots 4 and 6-110 was approved by a vote of 6 to 0.

Roll Call - 6:00 P.M.

Chairman Silvers called the meeting to order at 5:59 p.m.

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

Commission Members Absent: Charles Hastings
Earl Franz

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

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the September 9, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications

Public Hearing - PZ Resolution No. 2019-42 Great Western Park Filing No. 5 Replat A Final Plat, PUD Plan Amendment and Site Development Plan

Location: South of W 112th Ave., West of N Simms St.
Applicant: Taylor Morrison of Colorado

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Chairman Silvers opened the public hearing at 6:01 p.m.

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

The applicant, Phillip Cross and Matt Valente with Taylor Morrison, Garrett Baum with Urban Frontier, and Bonner Gilmore with Enertia Consulting Group spoke regarding the request.

The following members of the public requested to speak:

- James Ionoff of the Skyestone Community
- Kris Whitcomb of the Skyestone Villas
- Leslie Callishman of the Skyestone Community
- Lan Rontanini of 12858 N Montane Dr.
- Rashaun Abibi of the Skyestone Community

Chairman Silvers closed the public hearing at 7:18 p.m.

Commissioner Sanborn moved for denial of Resolution No PZ-2019-42 Great Western Park Filing No 5 Replat A Final Plat, PUD Plan Amendment and Site Development Plan based on the following findings:

- The proposal would be inconsistent with the current approved use with negative impacts to the long range financial plan;
- The proposed development plan would have potential drainage issues impacting current and future residents;
- The proposal has a shortage of dedicated public lands having a negative impact on future residents; and
- The proposal has potential traffic and other site access issues impacting future residents and the community.

Commissioner Lind seconded the motion.

There was no further discussion following the motion.

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

Public Hearing - PZ Resolution No. 2019-46 Palisade Park Filing No. 1 Replat C Final Plat and the Site Development Plan/Urban Renewal Site Plan for Palisade Park Filing No. 1 Replat C Lots 4 and 6-110

Location: 905 State Highway 7
Applicant: Chartered Development Corporation

Chairman Silvers opened the public hearing at 7:22 p.m.

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

The applicant, Garrett Baum and Ward Ritter with Development Co., spoke regarding the request.

No members of the public requested to speak.

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Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 8:07 p.m.

Commissioner Hart moved for approval of Resolution No. PZ-2019-46 Palisade Park Filing No. 1 Replat C Final Plat and the Site Development Plan/Urban Renewal Site Plan for Palisade Park Filing No. 1 Replat C Lots 4 and 6-110 with the condition that there be an agreement with the Housing Advisory Authority on affordable housing.

Commissioner Lind seconded the motion.

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

Special Reports - None

Adjournment - 8:09 p.m.

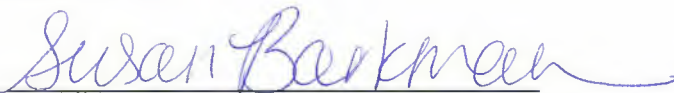
Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman