



Statement of Vision

Lafayette's panoramic view of the Rocky Mountains inspires our view into the future. We value our heritage, our unique neighborhoods, a vibrant economy and active lifestyles. We envision a future that mixes small-town livability with balanced growth and superior city services.

NOTICE OF CITY COUNCIL MEETING

This meeting will be conducted by electronic and telephonic means in order to protect the public health and safety according to a Declaration of Local Disaster Emergency issued by the Mayor of the City of Lafayette on March 17, 2020; and City of Lafayette Resolution No. 2020-23, extending the Mayor's declaration until terminated by Council.

OPTIONS FOR ACCESSING THE MEETING

- Tune to Comcast Channel 8 or HD Channel 881.
- View the meeting on your computer at <https://www.cityoflafayette.com/627/Streaming-Video> To provide comments during the meeting please connect [via videoconference](#).
- Listen to the meeting by calling 253-215-8782. Once connected, you will be asked for the meeting number. The meeting number for September 22, 2020 meeting is **839 1868 6019**. Then press # after entering the number.

OPTIONS FOR PARTICIPATING IN THE MEETING

- Submit written comments to [Planning Commission Secretary](#). If your remarks are received by 3:00 p.m. on September 22, 2020, they will be read into the record at the meeting.
- Participate on your computer [via videoconference](#)
- Use the "Raise Hand" icon during Public Input to request to speak. When it's your turn to speak, we will unmute your microphone.
- When listening over the phone, press *9 during Public Input to raise your hand to request to speak. When it's your turn, we will unmute your microphone.

SEPTEMBER 22, 2020

A G E N D A

6:00 PM PLANNING COMMISSION MEETING

I. OPENING OF REGULARLY SCHEDULED MEETING

Call to Order
Pledge of Allegiance
Roll Call

II. ITEMS FROM THE PUBLIC NOT ON THE AGENDA

III. MINUTES FOR AUGUST 25, 2020

IV. REGULARLY SCHEDULE ITEMS

A. Indian Peaks Filing No. 18 (Indian Peaks Marketplace) – Public Hearing

NE 1/4 Section 5, T1S, R69W

1. Rezoning of South Parcel

B. 287 Commercial Center, Lot 7 (Front Range Engineering) – Public Hearing

NE 1/4 of SW 1/4 Section 34, T1N, R69W

1. Special Use Review

2. Site Plan/Architectural Review

V. OTHER BUSINESS

C. Commission Comments

D. Department Comments

VI. ADJOURN

Planning Commission Meeting Minutes
Tuesday, August 25, 2020
City of Lafayette
Virtual Meeting

Chair Godfrey called the meeting to order at 6:00 pm. Those in attendance included: Chair Godfrey, Vice Chair Viers, and Commissioners Fischer, Phillips, Smith, Stephens and Thomas.

Staff Present: Interim Planning & Building Director Jana Easley, Planner II Jon Hoffman, Traffic Engineer Juliette Woodson, and Recording Secretary Michelle Verostko

Interim Director Easley welcomed Planning Commissioners Smith and Thomas back to the Planning Commission

Planning Commission Bylaws Amendments

Interim Director Easley explained that following the Planning Commission discussions at the July 28, 2020 meeting, the Commission decided that the regular meeting start time be moved to 6:00 p.m., at least while the “Safer at Home” orders are in effect and most people are working from home. She noted the Planning Commission Bylaws have been amended to reflect that change and the Planning Commission will need to vote on the change in order to make the Bylaws effective.

Vice Chair Viers moved the Planning Commission approve the Planning Commission Bylaws with the amended meeting start time. Commissioner Phillips seconded the motion. All voted in favor of the motion.

Election of Chair and Vice Chair

Interim Director Easley explained that at the July 2020 meeting, the Planning Commission tabled the Election of Officers until the Planning Commissioner appointments were made, which is now complete. Ms. Easley stated in lieu of a secret ballot, they could email her their votes for Chair and Vice Chair after nominations were complete.

Chair Godfrey asked for nomination for Chair. Commissioner Fischer nominated Commissioner Godfrey for Chair. Commissioner Godfrey nominated Commissioner Viers for Chair. He encouraged others to serve as Chair or Vice Chair. Commissioner Viers thanked Commissioner Godfrey for the nomination.

The Planning Commissioners emailed their votes to Interim Director Easley. Interim Director Easley counted the votes and announced that Commissioner Viers received 6 votes and Commissioner Godfrey received 1 vote. Commissioner Viers is Chair.

Vice Chair nominations: Commissioner Fischer nominated Commissioner Stephens. Commissioner Godfrey nominated Commissioner Thomas. Both Commissioners thanked the Commission for the nominations.

The Planning Commission emailed their votes to Interim Director Easley. Interim Director Easley announced that Commissioner Stephens received 3 votes and Commissioner Thomas received 4 votes. Commissioner Thomas is Vice Chair.

Items from the Public

None.

Meeting Minutes July 28, 2020

Commissioner Stephens moved to approve the meeting minutes for July 28, 2020, seconded by Commissioner Fischer. Chair Viers and Commissioners Fischer, Godfrey, Phillips and Stephens voted in favor of the motion. Vice Chair Thomas and Commissioner Smith abstained since they did not attend the meeting. The motion passed 5 in favor, 2 abstained.

Scheduled Items

Indian Peaks Filing No. 18 Commercial (Indian Peaks Marketplace) Preliminary Plan/PUD, Minor Subdivision, Special Use Review, and Site Plan/Architectural Review

Chair Viers recused himself from the meeting noting he lives within the notice boundary and left the meeting.

Planner II Jon Hoffman entered the staff report into the record. He stated this is request for Preliminary Plan/Planned Unit Development, Minor Subdivision, Special Use Review and Site Plan/Architectural Review for Indian Peaks Filing No. 18 Commercial. The property is also known as Indian Peaks Marketplace.

Mr. Hoffman presented a vicinity map showing the location of the property under review and reviewed the surrounding area. The site includes two parcels, the north parcel located in the southwest corner of Baseline Road and Highway 42 (N 95th Street) and the South Parcel located in the northwest corner of Highway 42 (N 95th Street) and Paschal Drive. The North Parcel is zoned B1 (Community Service Business) and the South Parcel is zoned DR (Developing Resource). Both parcels have a Comprehensive Land Use Designation of Commercial.

Mr. Hoffman presented the site plans for the two parcels. The North Parcel is 2.86 acres. The plan includes two commercial buildings with 15,170 square feet of commercial area and includes a drive-through component to the project. The South Parcel is 3.55 acres in size. Two commercial buildings are also proposed here and would be about 40,540 square feet of commercial area. Mr. Hoffman reviewed the site plan, access to the sites, and traffic flow.

Mr. Hoffman presented the Special Use Review for the proposed drive-up restaurant in the north parcel. A special use review is required for a drive-through in the B1 (Community Services Business) zoning district. He reviewed the special use review criteria and discussed how the application met the criteria. He reviewed the additional drive-up restaurant criteria outlined in Section 26-16-4(b). He discussed how the application met the criteria.

Mr. Hoffman presented the architecture for the buildings proposed for the north parcel and the south parcel. He reviewed the building colors, proposed exterior materials, and building elevations.

Mr. Hoffman presented the Preliminary Plan and (PUD) Planned Unit Development. He explained the code modification being requested for the commercial component of the Indian Peaks Marketplace is for more than one principal building on a lot. He reviewed the code criteria for code modifications and discussed staff's support for this code modification

Staff recommended approval of all the applications subject to the conditions of approval outlined in the staff report.

Jeff Wingert, WW Reynolds, Boulder, gave a brief background of his company. He gave a history of the project and explained how they got to where they are today.

Mr. Wingert reviewed some minor differences between the 2020 proposed preliminary plan and their approved sketch plan based on the Sketch Plan conditions. He noted the proposal is only for the commercial portion of the project. He discussed safety and access coordination regarding Highway 42 and Baseline Road. He discussed their intent to create a successful commercial space that has buildings with four-sided architecture and has a minimum level of critical mass.

Leonard Thomas, Urban West Studio, 5564 Coltrane, Ventura, California, presented their proposal for both the north parcel and the south parcel. He reviewed the site, the types of uses they envision, the reasons behind their design layout, the vision they have for the space, pedestrian spaces and the parking.

Mr. Thomas reviewed the architecture for all four buildings on the north and south parcels. He discussed the materials, architectural design, and layouts. He reviewed the building elevations for all four sides of each of the buildings and reviewed renderings and perspectives of the buildings.

Vice Chair Thomas opened the public hearing at 7:25 p.m.

Olivia Ameigh, 2823 Shadow Lake Road, Lafayette, opposed the drive-through facility because of the proximity to the residential neighborhoods, how the traffic would flow, access would be through residential neighborhood, and increased traffic.

Andrew Davies, 492 Murphy Creek Drive, Lafayette, agreed with the previous speaker and added that the drive-through component was not discussed at previous meetings and there is not another location in Lafayette where commercial access is through a residential neighborhood. He stated he supports the commercial development except for the proposed drive-through lane.

Sara Goldberg, 2857 Twin Lakes Circle, Lafayette, agreed with previous speakers and expressed concerns about safety issues with the crosswalk at Roser and Baseline Road, traffic mitigation, and questioned the need for commercial development when there are businesses closing because of COVID 19. She asked the Planning Commission to deny the Special Use Review.

Drew Calvert, 467 Murphy Creek Drive, Lafayette, agreed with the previous speakers and expressed concern about additional development, increased traffic, and believes the drive-through is not consistent with what the community wants or needs.

Julie Robbins, 2814 Crater Lake Lane, Lafayette, noted that she knew about commercial development when she bought her property, but has concerns about the compatibility of a drive-through next to a residential neighborhood. She expressed concern about access and congestion occurring at Baseline Road and Roser Drive. She questioned what the driving force was behind the Special Use Review application.

Elizabeth Holland, 578 Hoyt Lane, Lafayette, agreed with previous speakers and opposed the drive-through application. She expressed concern about lights, noise, and children safety. She asked the Planning Commission to deny the Special Use Review application.

David Sing, 2858 Shoshone Trail, Lafayette, spoke in support of the development and noted the neighborhood is missing retail uses.

Carols Hernandez, 1015 Treece Street, Louisville, spoke in support of the application and stated that the drive-up component is often the key to successful retail business and the market demands it. He questioned why the drive-through lane is seen as a bad deal. He noted that everyone wants a successful business.

Lauren Sherman, 459 Murphy Creek Drive, Lafayette, expressed concern about traffic, trash, pollution, and noise from the drive-through business. She had concerns that the drive-through business was not discussed at previous meetings and felt like it was snuck in and that the residents' concerns were being ignored.

Derrick Norton, 455 Murphy Creek Drive, Lafayette, supports the project except for the drive-through proposal. He expressed concern that the drive-through will make it harder to access the site.

Mike Copp, 2905 Grand Lake Drive, Lafayette, opposes the drive-through location and believes from his experience as a developer and working in the restaurant industry, this is not a good site for a drive-through because of access.

Vice Chair Thomas closed the public hearing at 8:00 p.m.

Planning Commission asked questions of the applicant regarding screening of service doors and utilities. The Planning Commission asked the applicant to walk them through the site from east to west and explain what they would experience about height and grade.

Other questions focused on the proposed patios, the canopy material, and lighting. The Planning Commission had questions about which buildings might have solar panels and whether they could provide solar panels instead of just prewiring for them.

The Planning Commission had questions about the drive-through and whether the applicant had considered other layouts for the buildings, whether they had a user for the drive-through, whether it would be a 24-hour operation, and what were the number of trips generated with the drive-through use and without the drive-through use

The Planning Commission asked the applicant if they would be moving forward on amenities such as a park and why they did not propose individual lots for each building. Other questions focused on signage, whether signs would be illuminated, and type of signage they propose for the subdivision and tenants.

The Planning Commission asked the applicant to review the traffic study and discuss how the study looks at pedestrian safety.

The Planning Commission asked staff what the reasoning behind condition number one was regarding requiring special use review for any 24-hour users in the commercial buildings. Other questions focused on process for sketch plans and asked whether they reviewed the

drive-through at sketch plan, whether they review special use review applications or what might require a special use review at sketch plan, and whether this type of use should have been considered more at sketch plan review.

The Planning Commission had questions regarding traffic mitigation, the traffic light and Baseline Road, and light fixture heights and locations. Staff responded to the Planning Commission questions.

The Planning Commission took a five-minute recess at 9:37 p.m. and reconvened at 9:42 p.m.

The Planning Commission continued with questions of staff regarding the photometric plan for the two parcels.

The Planning Commission discussed tabling the next item.

Motion: *Vice Chair Thomas moved to table the next item on the agenda to the Wednesday, August 26, 2020 meeting. Commissioner Phillips seconded the motion. The Planning Commission discussed whether they could meet on Wednesday and whether Chair Viers should be present for the discussion on tabling. Vice Chair Thomas withdrew her motion.*

The Planning Commission discussed whether the neighborhood concerns were addressed and whether traffic issues have been addressed. Other discussion focused on the Special Use Review and whether the drive-through was compatible with the neighborhood, how many other drive-through facilities were located along the Highway 42 corridor, and traffic circulation on the site.

The Planning Commission discussed process and tabling the review of the project to allow staff and applicant to address concerns about site layout, compatibility of drive-through next to the residential neighborhood, the transition between neighborhoods, and the number of daily trips the drive-through generates.

The Planning Commission discussed the conditions of approval and added additional conditions regarding lighting and requiring the light poles to be lowered, and ensuring signage meets sign code. The Planning Commission discussed adding amenities such as a pocket park, more outdoor seating, and creating a more cohesive site.

The Planning Commission discussed other conditions such as ensuring screening of service doors and utilities, amending Condition No. 4 to require more than just prewiring for solar panels but requiring 50 percent of the solar panels be installed.

Mr. Wingert addressed the Planning Commission and stated they would commit to install solar panels on the commercial buildings and they would consider withdrawing their Special Use Review application.

The Planning Commission continued to review the conditions of approval and they made the following changes: deleted Condition No. 6 regarding exterior color of the stucco, amended Condition No. 4 regarding the solar panels, amended Condition No. 8 regarding the window

glazing, added Condition No. 14 regarding sign code, added Condition No.15 regarding lighting and the photometric plan, and revised Condition No. 3 regarding RTD. They discussed condition No. 1 about special use requirements for 24-hour users but made no change to it.

Preliminary Plan/PUD (Planned Unit Development) Motion

Commissioner Phillips moved the Planning Commission approve the Preliminary Plan/PUD, subject to the recommended conditions of approval as amended, finding the proposal complies with the requirements for preliminary plan submittal; complies with the PUD criteria; and, complies with the Comprehensive Plan's goals and policies, and land use map. The plan is in the best interest of the City; and the Code modifications are in the best interest of the City and the neighborhood. Commissioner Godfrey seconded the motion.

Commissioners Godfrey, Phillips and Smith voted in favor of the motion. Vice Chair Thomas and Commissioners Fischer and Stephens voted against the motion. The motion failed.

Preliminary Plan/PUD (Planned Unit Development) – 3 in favor, 3 opposed, 1 recused; citing the following the plan does not meet:

§26-18-5(c)(4), Recreation. The city shall ensure sufficient recreational opportunities for all its current residents and the future residents of the proposed mixed-use building complex.

(11), Community amenities. The city shall encourage mixed use building complexes that contribute significant amenities to the development itself, and to the community at large.

(12), Goal fulfillment. The city shall encourage mixed use building complexes that fulfill specific Comprehensive Plan, Urban Renewal Authority, or city council goals.

(14), Transportation. The city shall encourage an efficient and environmentally sound transportation system.

(18), Design guidelines. The city shall ensure that the development of a mixed-use building complex meets any applicable adopted guidelines, including but not limited to the urban renewal architectural review criteria.

(19), Compatibility. Each mixed-use building complex shall be compatible with and respect the context of its location and the character of surrounding existing neighborhoods.

§26-18-5(d)(2), The development is in the best interests of the city.

Comprehensive Plan Policy D.1.1, Policy D.1.1: Ensure that both the scale and appearance of proposed development and redevelopment responds appropriately to adjacent development and provides a compatible transition to existing neighborhoods.

Minor Subdivision Motion

Commissioner Godfrey moved the Planning Commission recommend City Council approve the minor subdivision, subject to the recommended conditions of approval as amended, finding the plat complies with the requirements of Section 26-17.7 of the Code. Commissioner Phillips seconded the motion. All voted in favor of the motion. The motion passed.

Special Use Review Motion

Commissioner Phillips moved the Planning Commission recommend denial of this Special Use Review request finding the use does not meet the criteria of Section 26-15-4 and is not compatible with the surrounding area, there is no need or desire for this use within the specific area of community, potential adverse environmental impacts have not been mitigated, and it is not compatible with the Comprehensive Plan. Commissioner Stephens seconded the motion. All voted in favor of the motion. The motion passed.

Site Plan/Architectural Review Motion

Chair Godfrey moved the Planning Commission recommend approval of the Site Plan/Architectural Review, subject to the recommended conditions, as amended, finding the plan complies with the criteria of Section 26-16-7.1 and 7.2; the submittal requirements of Section 26-17-9 have been met; and the architecture promotes transition in scale and character in the neighborhood and will complement the existing development. Commissioner Phillips seconded the motion.

Planning Commission discussed the conditions of approval for the project and specifically whether to remove Condition No. 1. Consensus of the Planning Commission was to keep the condition.

Vice Chair Thomas and Commissioners Fischer, Godfrey, Phillips and Smith voted in favor of the motion and Commissioner Stephens voted against the motion citing the architecture is not compatible with the proposed use and does not comply with the code criteria of Section 26-16-7.1 and 7.2. The motion passed 5 in favor, 1 opposed, and 1 recused.

Conditions of Approval:

1. Any 24-hour users that wishes to operate in the commercial buildings shall be required to obtain a separate special use review approval from the City.
2. Any clerical errors and other minor grammatical errors will be corrected before the Final Plat is recorded.
3. The RTD stop shall be the full design that includes shelter, trash can, bike rack, and bench. The applicant or business association shall maintain the shelter until RTD takes ownership. No occupancy certificate shall be issued on any of the four buildings (including core and shell) prior to the RTD stop improvements being installed.
4. The maximum number of solar panels, depending on users, shall be installed on all buildings.
5. The applicant shall work with staff on adding more xeric landscape options to the area along 95th Street that currently is fescue turf grass only.
6. The applicant shall work with staff to incorporate more eclectic and creative architectural design elements, accent colors, artwork, and unique site amenities such as bike racks and benches to reflect the unique and creative character of Lafayette.
7. The applicant shall work with staff on the appropriate window glazing of the commercial spaces (taking into consideration the use of the space). Reflective glass is prohibited.
8. All wall mounted equipment shall be painted to match field/background color and that ground mounted mechanical be screened via plantings where possible.

9. All service doors and utility equipment shall be properly screened.
10. All lighting temperature be 3000K temperature to be within the “warm” temperature level.
11. The applicant shall work to limit and reduce all light level spots to less than 8 foot-candles.
12. Parking light poles that are adjacent to residential homes shall be shielded to prevent offsite light glare.
13. All outdoor trash receptacles shall include 3-cart system (trash, recycle, and compost).
14. All signage shall be removed from the plans and is not part of the approved Site Plan/Architecture. Signage requires a separate permit.
15. Pole light fixtures shall not exceed fourteen (14) feet.
16. All signage shall conform to City of Lafayette regulations.

287 Commercial Center, Lot 7 (Front Range Engineer), Special Use Review and Site Plan/Architectural Review

The Planning Commission discussed whether to table this item given the late hour.

Vice Chair Thomas moved the Planning Commission table the 287 Commercial Center, Lot 7 Special Use Review and Site Plan/Architectural Review to their September 22, 2020 meeting. Commissioner Phillips seconded the motion.

The Planning Commission discussed whether to table to Wednesday, August 26 or to the following week or not table and hear the item. Vice Chair Thomas withdrew her motion.

The Planning Commission continued their discussion.

Chair Viers moved the Planning Commission table the 287 Commercial Center, Lot 7 Special Use Review and Site Plan/Architectural Review to their September 22, 2020 meeting. Commissioner Godfrey seconded the motion. Vote: Chair Viers and Commissioners Fischer, Godfrey, and Phillips voted in favor of the motion. Vice Chair Thomas and Commissioners Stephens and Smith voted against the motion. The motion passed 4 in favor and 3 opposed.

Commission Comments

Commissioner Smith asked the public to provide their comments on the Comprehensive Plan because the City needs their input and direction. He also noted that he was still interested in serving as the Planning Commission liaison on the Lafayette Open Space Advisory Committee if the position was still open. He requested the City Council appoint him.

Department Comments

Interim Planning & Building Director Jana Easley stated the Comprehensive Plan Map is online on the Lafayette Legacy website. She asked the Planning Commission to review the map when they had a chance.

Adjourn

Commissioner Godfrey moved to adjourn the meeting, seconded by Commissioner Stephens. All voted in favor of the motion. The meeting adjourned at 11:43 pm.

City of Lafayette

Darcia Thomas, Vice Chair

Attest:

Michelle Verostko, Recording Secretary



STAFF REPORT

To: Planning Commission
From: Jon Hoffman AICP, Planner II
Date: September 22, 2020
Subject: Indian Peaks Filing 18 (Indian Peaks Marketplace) - Rezoning (South Parcel)

Applicant/Owner: W.W. Reynolds Companies/BJ Baseline LLC
Location: Northwest corner of Highway 42 (N 95th Street) and Paschal Drive
Land Use Designation: Commercial
Current Zoning: DR (Developing Resource)
Proposed Zoning: B1 (Community Service Business)
Total Area: 11.10 acres

Vicinity Map



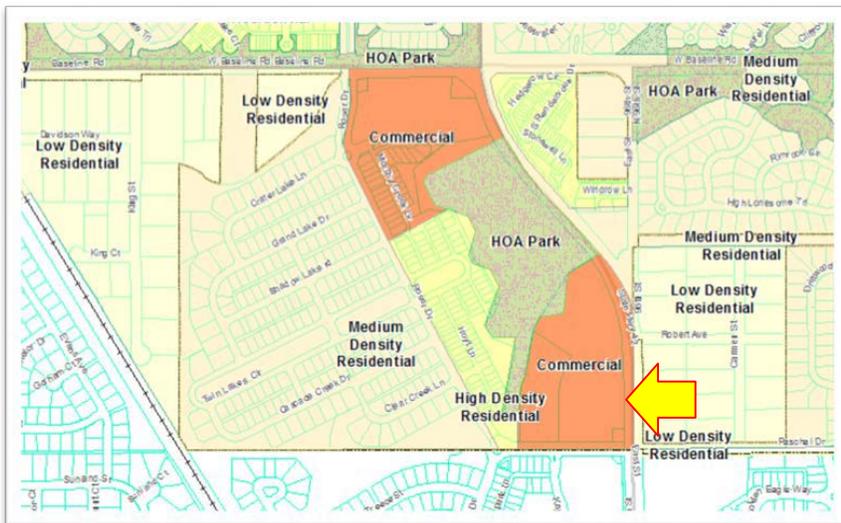
BACKGROUND

The subject parcel is currently zoned DR (Developing Resource). The comprehensive plan shows it as Commercial. The rezoning is to allow the south parcel of Indian Peaks Marketplace to develop a 3.55-acre office/retail project pursuant to the approved Sketch Plan. The remainder of the south parcel is slated for residential development pursuant to the approved Sketch Plan. The residential portion would require an approved Special Use Review, which is not part of this application. This application was to be heard on August 25, 2020 but was inadvertently omitted.

Zoning Map



Comprehensive Plan Map



Public Notification and Comment: The rezoning application was made part of the Preliminary Plan proposal that was presented to the public and part of the “updated” review process that requires an illustrative plan 10-day online comment period, a neighborhood meeting with staff present, and the required public notification.

The illustrative plan was posted on for a period of ten (10) days for online comment (comments attached). Prior to making application, the applicant held a neighborhood meeting on March 9, 2020 (sign in sheets and comments attached). A formal neighborhood meeting, with staff in attendance, was held on August 13, 2018 (sign in sheets and comment cards attached).

Per the public notification requirements, letters to property owners within 750 feet of the subject property have been mailed, a public notice has been advertised in the Colorado Hometown Newspaper, and public hearing signs have been posted on both parcels. To date, staff has received no concerns in respect with the rezone.

Proposal: This is a request to Rezone the subject parcel from Developing Resource (zoning holding pattern DR) to Community Service Business (B1) for consistency with the underlying comprehensive plan and approved Sketch plan for the property.

Procedure: Using the criteria set forth in the Code of Ordinances and the Comprehensive Use Map, the Planning Commission is charged with making a recommendation to the City Council regarding the Rezoning application. The Commission may recommend approval of the applications, approval with modifications, or may recommend denial to City Council of the application based upon applicable code criteria.

Alternative Action: Deny the Rezone for the subject property.

Expenditure Required: No additional City expenditures.

LAFAYETTE DEVELOPMENT AND ZONING CODE ANALYSIS

Sec. 26-16-8 - Zoning/rezoning criteria

For the purpose of establishing and maintaining sound, stable and desirable development within the city, this chapter, including the zone district map, may be amended with respect to the uses allowed within a certain area of land if one (1) or more of the following criteria is met:

- (a) The land to be rezoned was initially zoned in error or the rezoning is of a technical or corrective nature in order to conform zone district boundaries with lot lines;*
- (b) Because of changed or changing conditions in a particular area or in the city generally, it is in the public interest and reasonably necessary in promotion of the public health, safety or welfare to rezone a property to encourage development or redevelopment;*
- (c) The rezoning is necessary to conform to the Lafayette Comprehensive Plan; or*
- (d) The rezoning is necessary to provide land for a community related use that was not anticipated at the time of adoption of the Lafayette Comprehensive Plan, but which use is generally consistent with the policies and goals of said plan, is in the public interest and is reasonably necessary in promotion of the public health, safety or welfare.*

With any development of this property rezoning is required, as the current Developing Resource

designation is a holding zone only.

RECOMMENDATION

Staff recommends approval of the Indian Peaks Filing 18 (Indian Peaks Marketplace) Rezoning application. Criterion §26-16-8(c) is met with this application.

MOTIONS

Proposed Motion for Approval:

The Planning Commission recommends approval of this rezoning request, finding the rezoning complies with Section 26-16-8(c) of the Development and Zoning Code, the rezoning is necessary to comply with the Comprehensive Plan land use map.

Proposed Motion for Denial:

The Planning Commission recommends denial of this request for rezoning finding that the proposal does not comply with [*insert Code Criteria with proposed motion to recommend denial*].

ATTACHMENTS

1. [Rezone Map](#)
2. [Rezone legal description](#)
3. [Rezone closure legal description](#)
4. [Sign in sheet and comment cards from the neighborhood meeting.](#)
5. [Online comments](#)
6. [Additional comments](#)
7. [Zoning Map](#)

[September 22, 2020 - Power Point Presentation for Indian Peaks Filing 18 Rezoning Application](#)



STAFF REPORT (AMENDED)

To: Planning Commission
From: Jon Hoffman AICP, Planner II
Date: September 22, 2020
Subject: Front Range Engineering
Special Use Review and Site Plan/Architectural Review

Applicant/Owner: Front Range Engineering / Paul Hendershott
Location: 725 Aspen Ridge Drive - Lot 7, 287 Commercial Center
Land Use: Commercial
Zoning: Regional Business (C1)
Total Area: 1.15 Acres

Vicinity Map



BACKGROUND

The property was platted in June 2000 as part of the 31.09 Acre 287 Commercial Center Subdivision that developed the Wal-Mart commercial area. No development has occurred on the subject property. 725 Aspen Ridge Drive is at the southwest corner of Aspen Ridge Drive and Harvest Drive. To the north across Harvest Drive is 287 Commercial Center Subdivision Lot 8, a 1.66-acre undeveloped property. To the west is Anna's Farm (Lafayette Farms East Subdivision), a subdivision approved for 202 total residential units with commercial uses along Baseline Road. Wal-Mart is located across Aspen Ridge Drive to the east. Kenray metal fabrication is located to the south in the Industrial zoned portion of the Black Diamond Subdivision.

Applicant: Front Range Engineering has been on operation for more than 17 years in the Boulder area. They are involved in manufacturing a variety of high-end prototype pieces for aerospace, medical, and the automotive fields. They are an engineering mechanical design company that specializes in solar calorimeter, heliostat platform design, solar day lighting design, cryogenic industry equipment and other specialty industries.

Public Notification and Comment: The Special Use Review application requires a neighborhood meeting, public notification including signage posted, adjacent property owners, and public hearings before the Planning Commission and City Council.

Per the public notification requirements, letters to property owners within 750 feet of the subject property have been mailed, a public notice has been advertised in the Colorado Hometown Newspaper, and a public hearing sign has been posted onsite. To date, staff has received four emails from adjacent property owners concerned with the compatibility of the use next to residential in regard to noise, odor, water pressure concerns, possible wildlife, parking location, internet speed, and the request for landscape buffering of the site. These concerns are addressed in the report.

Proposal: This is a request from Front Range Engineering (frontrangeengineering.us) for approval of a Site Plan/Architectural Review and Special Use Review to allow a fabrication shop in association with their office space at the location. The proposed building is 9,500 square feet. 6,000 square feet will be office use and 3,500 square feet will be manufacturing shop area. The applicant is proposing to use one-third of the office space and full use of the fabrication area for their Engineering company. The remaining two-thirds of the office space will be leased to office users.

The most similar use is identified in Table 26A Permitted Uses of the Code as *Tailoring, millinery, electronic parts assembly, woodworking, and other limited manufacturing uses similar to those identified by the [International Building Code Factory Group F](#)* (generally lower impact, light industrial uses) which requires special use review in C1 zone districts.

More specifically, the manufacturing component would be for fabrication. *Fabrication* is defined in the municipal code as, "an operation which changes the form or state of tangible personal property substantially improving an item or making the item operate in a new or different manner." Fabrication is the process of making something from semi-finished or raw materials rather than from ready-made components. Pursuant to the City's regulations, all fabrication must be contained inside a building. Fabrication can be large scale, such as an automobile plant, or small scale, such as what Front Range Engineering does, which involves producing prototype components for customers in high-precision industries including aerospace, medical, and the automotive field. The majority of their work includes the mechanical design aspect of the company within the allowed office use. Staff recommends the

Special Use restricted to this type of fabrication, and that any other type of fabrication would require new Special Use approval.

Site Layout: The site is fairly rectangular with a major connector street Aspen Ridge Drive as the east boundary and Harvest Drive, a local street that connects the Anna Farm's residential subdivision to the major commercial area of Highway 287, as the north boundary. The piped Davidson Highline ditch traverses the southeast corner of the property.

Site Constraints: The piped Davidson Highline Ditch poses development issues as there are limitation to site design, and the ditch company will only allow a crossing and not construction or parking within this easement. The site also poses some topographical constraints that the applicant has designed around. Building setbacks in the C1/Regional Business District are 20-feet for front yard setbacks, with the site being on a corner lot the Front Range Engineering building has two front yard setbacks. Located between the property and the residential subdivision to the west is a trail connection that further impacts site layout. The applicant is required to obtain a ditch crossing access and Xcel energy crossing agreements. Both are conditions of approval.

Procedure: Using the criteria set forth in the Code of Ordinances and the Comprehensive Plan, the Planning Commission is charged with recommending approval, approval with conditions, or denial of the applications for Site Plan/Architectural Review and Special Use Review. Note that if the Special Use Review is denied, the Site Plan/Architectural Review application should not be approved since a portion of the building contains a space specifically for manufacturing/fabrication. City Council will take the Planning Commission's recommendations into consideration when making their final decision on the applications.

Alternative Action: Deny the Special Use Review or Site Plan/Architectural Review for the subject property. Denial could result in a vacant undeveloped area along transitional lot between commercial and residential. Development of the lot could include commercial use by right that may be more impactful than the proposed application, such as restaurant, retail, motel, dry cleaner, and twenty-four-hour office uses.

Expenditure Required: No additional City expenditures are anticipated with this project.

Neighborhood Meeting: Pursuant to City Code §26-16-4, the applicant held a neighborhood meeting on May 7, 2019 (sign in sheets and comment cards are attached).

LAFAYETTE DEVELOPMENT AND ZONING CODE ANALYSIS:

Special Use Review

Sec. 26-15-4 - Review criteria.

- (a) Except for a special use application for oil and gas operations, criteria for review of a special use application shall include:
 1. Compliance with Municipal Code.

Staff from various City departments have reviewed the proposal over several months and several iterations. The site is constrained by an underground drainage ditch running across the east side of the property and sloping topography from the southwest to the northeast. All measurable standards

(such as height and setbacks) are being met. The building, while simple, provides variation in height. A portion of the building at the southwest and west side is bermed into the hillside.

The building *may* meet the C1 Design Guidelines. Please refer to the elevations and materials. One material proposed is an insulated wall panel known as *Metl-Span CF Tuff Wall*. It would look like stucco, but it is technically metal. Around the top of the building is a rainscreen made of sustainably sourced Tigerwood. See links at the end of this report. The building otherwise complies with the municipal code. However, staff would like to see more of the Tigerwood used vertically around the building, rather than as just a top cap. A condition addresses this.

Subject to staff's recommended conditions of approval and approval the site plan and architectural review complies with the Municipal Code. The Planning Commission should weigh in on the Tuff Wall material and determine if it meets the intent of the C1 Design Guidelines of having less than 50% metal siding.

2. The compatibility of the proposal with the character of the surrounding area.

The subject property is located adjacent to an established residential neighborhood (Anna's Farm) to the west, Wal-Mart Supercenter to the east, Ken-Ray Corporation (a metal fabricator industrial use), to the south (zoned M1-Industrial), and a future commercial (C1) pad site to the north. This area is more of a transition of uses, historic and newer, than a single definitive character to blend with. The existing buildings on Aspen Ridge Drive are generally rectilinear with flat roofs and simple. The proposed form of the building is similar to other commercial buildings in the area.

3. The potential for adverse environmental influences that might result from the proposed use.

Front Range Engineering is required to apply for a special use review application due to the fabrication of products that will be done at the site (manufacturing). However, unlike a typical assembly type production business, Front Range Engineering produces a small number of prototypes of products and will not be mass producing in any large quantity. Prototypes will only be stored inside of the building. Designing prototype pieces for aerospace, medical, and the automotive fields will be the primary use.

The building is oriented to the east and north with the office entrances facing Harvest Drive and the machine shop overhead door set back and opening toward Aspen Ridge Drive. The building is built into the falling topography of the site that gradually lowers to the northeast corner of the site with the southwest corner being the high point. An overhead door is located on the east side and any machine operations will operate in this shop area and not outside. Front Range Engineering will perform welding, die grinding and machining of the prototype parts. Typical hours of operation will be 8 am to 5 pm, Monday through Friday. A condition to keep the overhead door closed except to accept or provide deliveries is included herein.

The mechanical design engineering component is a standard office use. Adverse environmental influences such as noise and lighting have been thoroughly thought through and addressed with site design. The property has been zoned commercial and the potential traffic for the site has been anticipated in design. The site and building have been designed to provide the greatest protection for the nearest residential homes through berming, screening and setbacks. No lighting will be located on the west side. The Lafayette noise ordinance nevertheless still applies to sites even if the land use is approved.

4. Compatibility of the proposed use and the site plan with the Comprehensive Plan.

The proposed project complies with 46 policies outlined in the Comprehensive Plan including strengthening the streetscape, promoting mixed-use projects, and commercial infill property along major traffic corridors. The plan does not comply with one policy outlined in the Comprehensive Plan concerning solar utilization on the site, staff has a recommended condition of approval for the building to include solar panels, the applicant shall work with staff on location and number of panels add solar . The remainder are not applicable.

5. Taking into consideration any proposed mitigation measures, special use shall not create significant adverse impacts on government services and existing developments in the surrounding neighborhood or on any anticipated future development permitted by this chapter. Significant impacts included but are not limited to:

a. Significant impact in traffic generation and parking;

The site has been zoned commercial and traffic anticipated for this use will be less than retail users and should not create a significant impact on the community. Office and warehouse space require some of the lowest parking requirements, which the applicant meets, and traffic will only enter and exit via Aspen Ridge Drive.

b. Lack of screening of parking, loading, traffic circulation, or outdoor activities; garbage collection facilities and storage;

The building and site layout is set so all site traffic, including employees, patrons, and delivery vehicles enter and exit from Aspen Ridge Drive, and the parking area, overhead door and trash enclosure are screened from the residential properties. Throughout the long review of this project, special attention was made to address the concerns of any perceived industrial aspect of the user. Outdoor storage of pallets or shipping containers was brought up from the public. To ensure the site is used as described with the application, staff recommends the no outdoor storage of pallets, shipping containers, or equipment be stored outside or within the public view.

c. Significant intrusions of noise, light, dust, or glare onto nearby properties;

Photometric plans and lighting spec sheets are including with the application. With site design there should be no significant intrusions of noise, light, dust or glare associated with the project. Site lighting was chosen to provide no more than the safe amount of nighttime lighting and the cut-off fixtures were chosen to be minimally disruptive to residents of the Anna's Farm Neighborhood. There are no lights proposed on the back (west) side of the building facing Anna's Farm.

The applicant was required to provide sound levels during the initial pre-application meetings with staff. Based on testing at its current location at their facility in Boulder. The testing found the maximum noise level produced directly outside the machine shop door when closed is approximately 55 dB. 55 dB is 10 dB less than the nighttime maximum noise level measured from the edge of the property. No air-conditioning units or noise producing electrical equipment are located within 40 plus feet of the residences to the west. Typical hours of operation will be Monday through Friday from 8am to 5pm.

d. Significant increases in burdens on housing, schools, public utilities, or governmental services such as fire, ambulance, police, library and recreation;

No such burdens are associated with this use. Staff has received concerns from the neighbors regarding possible slower internet service and possible lower water pressure due to this development.

Internet service is a private entity and staff has no knowledge of this being an issue. Public Works has reviewed this project and believes there is adequate water pressure for this property and the adjacent residential development.

e. Hours of operation.

Normal hours of business will be 8 am to 5 pm, Monday through Friday.

Site Plan and Architectural Review

Sec. 26-16-7.1. - Site plan/architectural review criteria.

a. The scale is appropriate to the site and function of the project and/or building.

The proposed Front Range Engineering building is 9,500 square feet, 19-feet in height at the tallest point, with office and fabrication space. With this property being an infill transitional area between residential, commercial, and industrial users; it creates an opportunity for this architecturally uncomplicated building to blend into the area. The site layout provides a building footprint that is 20% of the 49,211 square foot lot, appropriate height (13'6" to 19') and adequate parking for the uses. The site design layout provides for parking and delivery and pick-up of materials away from and screened from the adjacent residential. The 19-foot height of the building will be shorter than the adjacent residential homes (1406 and 1402 Harvest Drive are 24-feet in height and are on a higher grade elevation than the subject property) and KenRay industrial use building to the south that is 35-feet in height.

View looking south with the site shown on the left and Anna's Farm on the right



Measurable standards

Setbacks	Required	Provided
Front N (local)	20'	67'
Front E (collector)	20'	83'
Side - Commercial to Residential	0' (20')	20'+15' of path
Rear	10'	35'
Height	Max	Provided
	35'	19'

- b. The architecture promotes a harmonious transition in scale and character of the proposed building to surrounding land uses.

The architecture of the building includes sustainable sourced Tigerwood rainscreen siding, insulated metal panels with simulated grey stucco finish, powder blue metal coping, bronze window frames, and black metal awnings. The materials listed on the elevation sheets mention white standing seam metal; however, it is unclear where that is located.

The appearance and building shape are attempting to create a transition from the Wal-Mart and Industrial users to the south and east into the residential form of the Anna's Farm Development. The form reflects an industrial building but includes multiple recessed doorways on the east side along with awnings to temper the massing, provide shadow lines, and help delineate building entrances. The color palette consists of grey, powder blue and medium tone wood material to provide varied color and texture. From the first iterations, the building form and materials have improved substantially.

Staff would like to see the Tigerwood rainscreen siding to be more of a focal point of the building and not only a "top hat" around the exterior. Staff recommends the applicant work with staff to increase to amount of vertical Tigerwood material at appropriate locations on each elevation of the building.

The scale of the building is smaller than the commercial/industrial users existing along Aspen Ridge Drive. This smaller scale building helps create an appropriate transition from the single-family residential development to the big box commercial users to the east and the large industrial users to the south.

- c. The quality and overall design is compatible with the location and proposed use as demonstrated by building elevations.

The 287 Commercial Center Subdivision includes a mix of architecture, building materials and users that are influenced by the Wal-Mart mining and agriculture influenced building. Adjacent buildings include the older, flat-roofed industrial Kenray building to the south and the flat-roofed Wal-mart building to the east. Other architectural styles in the area include pitched roof residential homes to the west. The Front Range Engineering building will offer some variety and transition in form, colors and materials along Aspen Ridge Drive. The building design incorporates materials and form similar to other commercial buildings in the area. The wood rainscreen and entry features and black metal awnings will help break up the elevations.

- d. Any diverse architectural treatments are integrated into the overall architectural theme in order to avoid a cluttered appearance.

The design uses mostly horizontal and some limited vertical elements and material changes break up the building. The building design and material are uncomplicated and give the building a very nonspecific impression. As detailed in section (b), staff would like to highlight and accentuate the Tigerwood rain screen as a vertical focal point and not simply a crown along the top of the building.

- e. The landscape design has been incorporated into the plan and takes into consideration the function and use of open areas and buffering.

The applicant has submitted a landscape plan for the north site that includes eleven (11) linden, locust, and maple street trees along Aspen Ridge Drive and Harvest Drive. which meets the required street tree quantity. Parking lot trees meet, and shrubs exceed the required commercial landscaping requirements. The overall site landscape plan exceeds the required trees and shrubs required by the

Code with 16 trees and 220 shrubs and ornamental grasses. The intent of the landscape design is to make the landscaping an integral part of the layout of the site, provide tree-lined streets, screen the parking lot and service area, and buffer the use from the adjacent properties.

The increased landscape buffer of shrubs and trees located between the user and Anna's Farm residential provides buffer for the parking and service areas of the site. The major improvements also will allow for the pedestrian trail users on the east side of Anna's Farm to have a better experience. Staff received feedback from the adjacent property owners that additional evergreen trees were desired along the west property line. The applicant has proposed two Western Hackberry trees, one Locust, three Prairie Fire crabapple trees, and two ornamental pear trees along the west property line. To help increase the all year screening and help match the existing Wal-Mart landscaping, staff recommends that three evergreen trees replace two Hackberry and one pear tree along the west property line.

The applicant has failed to provide the annual water budget worksheet. Staff recommends the applicant provide a annual water budget worksheet that details the annual water usage and compliance with the municipal code prior to the project review by City Council. Based on staff's experience in reviewing landscape plans, it does not appear the water usage will exceed 15 gallons per square foot per season, as required by the municipal code. If it does, some turf areas will need to be replaced with drought tolerant plantings and mulch.

- f. The overall landscape treatment of exterior spaces enhances the quality of the project and creates usable open areas.

Trees cannot be located in the ditch easement area. Street tree quantities and type and parking lot landscaping meets Code requirements. Deciduous and evergreen trees and shrubs are used throughout the site. The landscape treatment improvements will add landscaping to a devoid site and help create an enhanced transition into the residential neighborhood. The site layout, topography and building orientation should ensure there is no negative impact to the trail users or nearest homes.

- g. The traffic and pedestrian circulation system, including parking lots, contributes to the orderly and aesthetic quality of the site.

The site layout has included only one access point into the site to create an orderly traffic flow in and out of the site and the least disruption to Anna's Farm. Office use traffic is generally significantly lower than retail use. There will be occasional delivery and truck traffic into the site during business hours. Trash truck visits will be weekly. There is existing attached sidewalk along Aspen Ridge Drive and Harvest Drive. ADA-compliant pedestrian connections are provided throughout the site and to the front door.

- h. The screening of service yards, rooftop mechanical equipment and other items which tend to be unsightly has been accomplished through the placement of walls, fences, plantings, or a combination thereof; further, the screening is effective during all seasons of the year. Trash enclosures are located at the back of the building and away from roadways.

The trash enclosure is located on the south side of the building near the loading dock away from the residential and screened from the public view. There will be no rooftop mechanical units. All mechanical units will be ground mounted and located on the south side of the office building, near the loading area. The building will be partially bermed and the overhead door faces east. A condition to keep the overhead door closed except when accepting deliveries is included. Landscape screening consists of trees and shrubs around the perimeter of the site.

- i. Monotony of design within a project has been avoided by providing variation of detail, form and siding that provides visual interest.

The building is simple in design, the layout based on the user's needs of manufacturing and office space. Rooflines are limited but with the building design offering recesses and materials to break monotony it creates visual interest. The wood and color accents along the awnings help break repetitiveness.

- j. The building materials are suitable to the type of building and design for which they are to be used. The building exteriors have the same materials, or those which contrast as to be architecturally harmonious. Metal materials as a primary architectural feature have not been used.

The insulated metal panel has a stucco-like finish and may meet the intent of the C1 Design Guidelines. The Tigerwood material should be used more extensively to provide more visual interest. The metal awnings and accents and wood building entry material changes create depth to an otherwise flat east elevation.

- k. The materials selected are of a durable quality and offer protection from rot and/or corrosion through the use of commonly accepted maintenance procedures.

Material samples have been provided and are believed to be durable for the Colorado climate.

- l. For any design in which the structural frame is exposed to view, the structural materials are durable and compatible within themselves and harmonious to their surroundings.

Not applicable.

- m. Building articulation and rooflines are varied by the use of architectural and site design.

The roofline is slightly varied with the fabrication area 5.5 feet taller than the office portion. The rooflines are flat and would appear to be ideal for solar installation. Staff recommends that the building include solar panels, the applicant shall work with staff on location and number of panels.

- n. Building components such as windows, doors, eaves and parapets are visually attractive in proportion, scale and relationship to one another in each building.

The office portion of the building contains a pattern of windows, three recessed entryways, and bronze door and window frames. A condition has been added that reflective glass is not permitted.

- o. The colors, including accents, are harmonious and compatible.

The building is comprised of mid-tone wood and grey faux stucco, black metal awnings, and powder blue metal coping around the roofline and awnings. Recessed wood entry features and awnings accent the entrance to each unit. The building to the south is mainly light brown tilt-up concrete; Wal-Mart is tan CMU; Anna's Farm homes vary in earth-tone colors, greys and blues. The proposed main color pallet of wood and grey tones is compatible with other muted colors in the area, while the blue accents will add pops of color.

- p. The materials used to buffer mechanical equipment, electrical equipment or other utility hardware on the roof, ground or building, are harmonious with the building.

Staff recommends all wall mounted equipment be painted to match field/background color and that ground mounted mechanical be screened via plantings where possible.

- q. Exterior lighting, which is a part of the architectural concept, is harmonious with the building

design, and does not shine directly on adjacent properties.

The Front Range Engineering building will have exterior wall-mounted, full cut-off LED fixtures on the north, east and south elevations. The west elevation that is adjacent to the residential has no proposed light fixtures. The parking lot will include two full cut-off LED pole lights. Staff recommends that all lighting temperature be 3000K temperature to be within the “warm” temperature level that staff and Planning Commission encourage. The photometric plan indicates very low light levels at the north, east and south property lines, zero at the west property line, and a maximum of 6.54 light levels interior to the site which is less than the 8 footcandles allowed in the Code.

- r. Service yards, storage yards and exterior work areas are buffered from view from any public street, public pedestrian access or other public way, and from adjacent properties with less intensive uses through the placement of the building or buildings on the site or with the use of screening walls or enclosures constructed with materials that are harmonious to the building to which it is associated.

As detailed in the Special Use Review portion of the report, no permanent outdoor storage shall be permitted.

- s. Refuse, waste, and recycling collection areas shall be enclosed and screened from view from any public street, public pedestrian access or other public way, and from adjacent properties. The enclosure shall be constructed of materials harmonious to the building to which it is associated. Gates on the enclosure shall be of metal or some other comparable durable material and shall be finished to match the enclosure.

The trash enclosure is located in an appropriate location that should not impact the existing residential in the area nor should it be viewable from the public roadways. Staff believes the enclosure is screened appropriately and comprised of durable material. Staff recommends the trash enclosure be sized to include, trash, recycle, and compost containers.

- t. Drive-up restaurants, and restaurants that include an outdoor eating area, shall develop a litter collection plan and submit such plan as part of the site and architectural plan review. Such plan shall obligate the restaurant operator to keep the area immediately surrounding said restaurant free of restaurant litter.

Not applicable.

Engineer Review - The City Engineer and applicant have worked through multiple issues in the last year and have addressed all major issues. Any minor details will need to be addressed before City Council and worked out with the building permit submittal and addressed through the development of final engineering plans and reports.

Miscellaneous - The site plan and architecture, including site plan, grading, drainage, utilities, erosion control, building elevations, site details, landscaping, irrigation and lighting, have been reviewed by City staff from Planning, Engineering, Fire, Police, Building; the City Attorney; and relevant outside agencies, such as Xcel and the ditch company. The plans have been found to meet all applicable City codes and regulations subject to the recommended conditions.

Staff has received concerns that the property may include bald eagle nesting. There are no significant trees on the property that could include nests, and City staff is not aware of any nesting in the area. Staff has requesting any documentation of nesting onsite but has not received anything.

RECOMMENDATION:

Staff recommends approval of the Front Range Engineering Special Use Review and Site Plan/Architectural Review applications subject to the fourteen (14) recommended conditions.

PROPOSED CONDITIONS OF APPROVAL:

Special Use

1. No outdoor storage of pallets, shipping containers, or equipment is allowed.
2. The overhead door shall be kept closed except to accept or provide deliveries.
3. The Special Use approval shall be restricted to the specific type of fabrication that Front Range Engineering does. Any other type of fabrication would require new Special Use approval.

Site Plan and Architectural

4. The applicant shall work with staff to increase the amount of vertical Tigerwood at appropriate locations on each elevation of the building. Appropriate locations may include entrances, blank wall, corners or other transition locations.
5. The building shall include solar panels, the applicant shall work with staff on location and number of panels.
6. Three evergreen trees shall replace two Hackberries and one pear tree along the west property line.
7. The applicant shall provide a annual water budget worksheet that details the annual water usage meeting the Code requirement prior to the project review by City Council.
8. Reflective window glazing is prohibited.
9. All wall mounted equipment shall be painted to match field/background color and ground mounted mechanical shall be screened via plantings where possible.
10. All lighting temperature shall be 3000K temperature to be within the “warm” temperature level.
11. The trash enclosure shall be sized to include trash, recycle, and compost containers.
12. The applicant shall obtain approvals from Davidson High Line Lateral Ditch Company and Xcel prior to submitting for building permit.
13. Engineering comments and clarifications shall be addressed before the applications being brought before City Council.
14. Site Plan/Architectural Review is contingent on approval of the Special Use Review.

PROPOSED MOTIONS:

1. Special Use Review

Proposed Motion for Approval:

The Planning Commission recommends approval with conditions of the Special Use Review, finding the use meets the criteria of Section 26-15-4; the proposal complies with the Municipal Code, is compatible with the surrounding area, presents no potential for adverse environmental impacts, and it is compatible with the Comprehensive Plan.

Proposed Motion for Denial:

The Planning Commission recommends denial of the Special Use Review request finding the use does not meet the criteria of Section 26-15-4 *[insert specific Code sections it does not meet]* and is not compatible with the surrounding area; or there is no need or desire for this use within the this specific area of community; or potential adverse environmental impacts have not been mitigated; or it is not compatible with the Comprehensive Plan.

2. Site Plan/Architectural Review

Proposed Motion for Approval:

The Planning Commission recommends approval of the Site Plan/Architectural Review, subject to the recommended conditions, finding the plan complies with the criteria of Section 26-16-7.1; the submittal requirements of Section 26-17-9 have been met; and the architecture promotes transition in scale and character in the neighborhood and will complement the existing area.

Proposed Motion for Denial:

The Planning Commission recommends denial of the Site Plan/Architectural Review finding that the plan does not comply with the criteria of Section 26-16-7.1 *[insert specific Code sections it does not meet]*; or the submittal requirements of Section 26-17-9 *[insert specific Code sections it does not meet]* have not been met; or the architecture is incompatible with the neighborhood. *[Note: if the Special Use Review is a recommendation of denial, the Site Plan/Architectural Review should be denied based on the use not being allowed]*

ATTACHMENTS:

1. [Adjacent property owner letters response](#)
2. [Neighborhood meeting sign in sheet and comments](#)
3. [Location Map](#)
4. [Applicant's narrative](#)
5. [Plan Set](#)
6. [Building renderings](#)
7. [Advantage Lumber Tigerwood rainscreen siding link](#)
8. [CF Tuff Wall fact sheet link](#)
9. [Comprehensive plan policies](#)
10. [Landscape and irrigation plan](#)
11. [Photometric plan](#)
12. [Light fixtures cut sheet](#)
13. [Zoning Map](#)
14. [Davison High Line Lateral Ditch Company letter](#)
15. [287 Commercial Subdivision Plat](#)
16. [Trails map](#)

[September 22, 2020 – Power Point Presentation for Front Range Engineering Applications](#)