



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 PLANNING COMMISSION 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 November 24, 2020 meeting is **851 7547 6735**. 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 November 24, 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.

NOVEMBER 24, 2020

AGENDA

6:00 PM PLANNING COMMISSION MEETING

- I. OPENING OF MEETING
 - Call to Order
 - Pledge of Allegiance
 - Roll Call

- II. INTRODUCE NEW PLANNING AND BUILDING DIRECTOR, JEFF BRASEL
- III. ITEMS FROM THE PUBLIC NOT ON THE AGENDA
- IV. REGULARLY SCHEDULED ITEMS
 - A. MEDTRONIC SKETCH PLAN REVIEW – Public Hearing
W/2, SW/4 AND NE/4, SEC. 14, T. 1. S., R. 69 W., 6TH P.M.
- V. OTHER BUSINESS
 - A. COMMISSION COMMENTS
 - B. DEPARTMENT COMMENTS
- VI. ADJOURN

**STAFF REPORT**

Planning Commission Meeting

November 24, 2020

Subject: Public Hearing and Action on a proposed Sketch Plan for a 600,000-square foot office campus on 42.223 acres located at the northeast corner of Dillon Road and US Highway 287

Applicant/Owner: Ryan Companies US, Inc. for Medtronic

Prepared By: Jana Easley, AICP, Planning Manager

Summary of Project: [Medtronic](#) is an international medical device manufacturing company that currently has locations in Boulder and Louisville, each serving a different purpose. They are interested in combining their other locations into one campus. The project would be developed into a corporate office campus, with laboratory and training space, to be built in two phases. The first phase would include two five-story buildings. The second phase would include a third five-story building and a three-level parking structure. The primary buildings would be linked by three-story connector buildings.

Regional Commercial (C1) zoning would allow for the office use. Approximately 10% of the total office square footage would be used as laboratory space, which is allowed only in the Industrial (M1) zone. Therefore, the Applicant proposes C1/M1 zoning, which can be accomplished through the Planned Unit Development (PUD) process. The Applicant is requesting several code modifications, which also triggers the need for a PUD. The PUD process for a site of this size requires Sketch, Preliminary and Final Plan approval.

Recommended Action: Approve with conditions the Sketch Plan for Medtronic. This recommendation is based on a finding that the Sketch Plan is generally supported by the criteria set forth in Section 26-18-5 of the Lafayette Code of Ordinances (LCO).

History: The site was annexed in 1999 as the Imel-Barlow Annexation. It was zoned DR (Developing Resource) as a "holding" zoning category until development was proposed. Target was looking at the site years ago, but that never came to fruition, and the site has remained vacant and undeveloped.

Comp Plan / Zoning: Current: Commercial / Developing Resource (DR). The site would need to be rezoned to Regional Commercial/Industrial (C1/M1) through the PUD process to allow the use. The Rezoning application would be considered at Preliminary Plan and Final Plan, if the Sketch Plan is approved.

Overview of Development Review and Entitlement Process: Sketch Plan drawings are intended to be a conceptual in nature, showing the overall site layout, circulation, building massing and scale, and general landscaping, grading and utility locations. The Sketch Plan is approved by the Planning Commission. At Preliminary Plan, all details are further refined, and the other needed applications (such as Rezoning and Site Plan/Architectural Review) are brought forth with the Preliminary Plan, which is also approved by the Planning Commission. At Final Plan, which is approved by City Council, the other applications (Rezoning, etc.) are carried forward to City Council with a recommendation from the Planning Commission.

Sec. 26-16-4. - Sketch plans and preliminary plans.

(a) *Purpose.*

- (1) *Sketch plans.* The purpose of the sketch plan is to allow a review of the concept and the appropriateness of the proposed development in order to identify major problems which must be resolved and to assess the overall feasibility of the request.
- (2) *Preliminary plans.* The preliminary plan shall provide the necessary information to allow the staff and planning commission to review a more detailed design and to resolve planning or engineering problems which may have been raised at the sketch plan phase.

Project Details:

Infrastructure

Water and sewer needs will be met with the extension of public infrastructure for the Sundar Apartment project, which is anticipated to start before year end. The water use associated with this type of user is not high demand, and the Applicant is proposing to use drought-tolerant landscaping throughout the site.

Directly to the west, across US Highway 287, is the Sundar Apartment project that was approved in 2018. Transportation improvements will include the main entry aligning with the future Sundar Apartment intersection, just south of Maple Road. Medtronic will be required to provide a full traffic study at the time of Preliminary Plan; however, this intersection was approved by CDOT and the City with the Sundar Apartment project in 2018. Medtronic will be required to install the traffic signal that is anticipated to be warranted with the development. They may be able to seek future reimbursement for a portion of this signal from the Sundar Apartment project. Sundar will install a 10-foot multi-modal sidewalk along the west side of US Highway 287; Medtronic will install a 10-foot multi-modal sidewalk along the east side of US Highway 287 that will connect to Broomfield's newly installed multi-modal sidewalk along Dillon Road. Fully complete RTD bus shelters will be relocated from under the Northwest Parkway to the west and east sides of US Highway 287 at the new full-movement, signalized intersection by Sundar and Medtronic. Once the full-movement intersection is installed, the median at Maple Road will be closed, and Maple Road will be reduced to a right-in, right-out intersection. CDOT has approved U-turn movements at Dillon Road to the south and Campus Drive to the north to accommodate the Maple Grove residents.

Secondary access will be provided to the north from Campus Drive to Crescent Drive and by a right-in, right-out access from US Highway 287 between the main access and Campus Drive. As an office use, traffic impacts will be less than they would be with a retail development on this site. Peak traffic times are expected in the morning and late afternoon hours. Medtronic will also have deliveries coming and going throughout the day that will primarily use the Campus-to-Crescent access point.

The Applicant's engineering team has addressed all the City Engineer's comments, except as provided in the City Engineer's memo, attached.

Architecture and Site Design

The site and buildings are laid out to provide the greatest mountain and open space views from both offices and outdoor seating areas, and to protect, to the extent possible, the existing irrigation ditch that contains a variety of natural landscaping and accommodates wildlife. About one-third of the site is located within a floodway or floodplain and is unbuildable unless raised out through a Letter of Map Revision (LOMR) through FEMA. Neither of the first phase buildings will be within the floodplain. As a condition of approval, the third building will require a LOMR. Over 24% of the site will remain natural or be landscaped.

Materials durable for the Colorado climate (including wind and hail) will include pre-cast concrete, accent metal and extensive glazing. The accent metals will be in grey and coral (Cupral) colors. The Cupral/coral color is meant to reflect the Colorado sunsets.

Sustainable Features

City Council will be considering a PV-EV ordinance soon that would require EV installed, ready and capable spaces and prewiring for PV-ready solar. This requirement will be codified in the Building Code, so this project will need to meet the requirements in place at the time of building permit submittal.

For electric vehicle parking spaces, "installed" means the spaces have a charging station; "ready" means the spaces have a junction box ready for a future charging station; and "capable" means spaces to which conduit is run and an electrical panel sized to accommodate the conduit.

The Applicant is proposing 16 installed electric vehicle (EV) charging stations. The Applicant is proposing to not provide EV "ready" or "capable" spaces. To offset not installing "ready" or "capable" spaces, the Applicant proposes installing photovoltaic (PV) panels on-site at Phase I or Phase II.

Two additional installed stations for a total of 18, which would be in line with the forthcoming EV ordinance. Staff is supportive of the capable spaces being 100% offset with installed PV, since having installed solar would be more beneficial than having EV capable spaces that may never be developed with EV charging stations and is looking to modify the proposed ordinance to accommodate this alternative.

The Hydrozone plan shows the proposed average water budget for the total landscaped area (924,561 square feet) is 0.48 gallons per square foot per season. As a comparison, most projects come in around 5 gal/sf/season and the maximum average allowable is 15 gal/sf/season. Water to establish the trees and other plantings will, of course, be higher than this average. Most high-water use areas are around the front entry and back of the building. Areas of very low water use are naturalized areas that will use native grasses.

Exterior materials would consist primarily of precast concrete, metal panels, and glazed storefront and curtainwall systems, with a focus on locally sourced, sustainable, and durable materials.

Environmental and Cultural

Environmental and cultural studies will be required at Preliminary Plan. The site is designed to take advantage of and retain the irrigation ditch and floodplain, to the extent practicable. Upon a site visit, staff saw no indication of prairie dogs; however, it is very likely other mammals and birds occupy the

area, especially near the irrigation ditch. The site has been farmed for many decades, to the likelihood of finding significant cultural artifacts may be minimal

Several naturally occurring cottonwood trees and one willow are proposed to be removed. The removed trees total 60 inches in total caliper and are being replaced with 88 new trees having a 1-1/2-inch to 2-inch caliper. The landscaping will include native grasses, deciduous and evergreen trees, and “pollinator areas” to promote hummingbirds, bees, butterflies, and other pollinators.

Public Land Dedication (PLD)

The City requires commercial projects dedicate 12% of their site as land for public use and enjoyment, which would equate to 5.07 acres. When the site cannot accommodate reserving 12% of the site for public use, cash-in-lieu may be provided. There is also an option to offset all or a portion of the PLD requirement if recreational opportunities will be provided for employees.

Sec. 26-19-21. - Credit for private recreation facilities.

The city may give the subdivider or developer credit for private recreation facilities in the development, provided that:

- (a) The amount of land to be dedicated may be reduced by no more than fifty (50) percent of the requirements of this chapter. No portion of the land credit will be given for required drainage detention areas.
- (b) The city council determines that the private recreation facilities offered will absorb a major portion of the recreational demands of the residents or employees of the proposed development.
- (c) The private recreation facilities will be constructed at the same time as or prior to the housing, industrial or commercial facilities in the development.
- (d) There are sufficient guarantees in the development agreement to ensure that the private recreation facilities are completed at the same time as or before the remainder of the development.

The Applicant is requesting a 50% reduction in the required PLD for providing private recreational facilities for their 2,000+ employees. Such facilities will include:

- Gym and shower/locker room facilities
- Outside green space including individual and group seating, areas for team activities (yoga, outside games)
- Secure inside bicycle storage
- A network of sidewalks connecting the buildings within the campus

In addition, Broomfield has completed a 10-foot wide, multi-modal sidewalk along the north side of Dillon Road that connects on the east to the Rock Creek regional trail. As part of the Medtronic project, the Applicant will install a 10-foot wide, multi-modal sidewalk along the east side of US Highway 287 that will connect to the Broomfield sidewalk to complete this regional connection from Lafayette to Broomfield and the greater regional trail system.

The Lafayette Open Space Advisory Committee (LOSAC) will review the amenities when they are further refined at Preliminary Plan and make a recommendation to the Planning Commission and City Council. The remaining 2.53 acres for PLD would be satisfied through cash-in-lieu based on the market value of the land.

Affordable Housing

The affordable housing fee of \$1.00 per gross square foot of building area applies to all new construction. Therefore, this project will generate \$600,000 for the affordable housing fund upon full build-out. Typically, the City receives approximately \$200,000/year in affordable housing fees.

Public Art

The Applicant is proposing one percent (1%) of the site (12,000 square feet) for public art at the southwest corner of their site. The Applicant is interested in conducting a public competition for selecting the art piece and will work with city staff to develop an outreach process. Details of the art and the exact location will be determined later in the process. The piece should be prominent and relevant to Lafayette since this is a gateway into the City. To provide public art in lieu of paying the public art fee, the minimum value of the public art piece must be a minimum of \$30,000 (\$0.05/building square feet). Once the proposed public art piece is selected at Preliminary or Final Plan stage, the Public Art Committee (PAC) will review the proposal and make a recommendation.

Economic Impact

In addition to building permit, inspection, water meter and utility tap fees, at full build-out, this project will contribute the following to the City:

- \$600,000 – affordable housing fee
- \$210,000 – parks and recreation fee
- \$90,000 – service expansion fee
- \$152,400 – stormwater utility enterprise fee
- \$30,000+ – value of public art
- \$TBD – public land dedication

Property tax value will also increase once the project is built. The campus could create 500-1,000 new jobs in finance, administrative, human resources, clinical, research and development, and engineering. This campus is designed to accommodate over 2,000 employees, with an average salary of \$130,000, who will be encouraged to patronize local businesses, thus bringing in more sales tax revenue to the City.

Public Outreach:

Required public outreach for Sketch Plan includes a 10-day online comment period for the Illustrative Plan and a neighborhood meeting.

Illustrative Plan Comments

Comments were received from five people (see attached). The primary concern is traffic.

Neighborhood Meeting

The meeting was held virtually and open for two hours. The Applicant and City staff were in attendance. The Applicant gave a presentation of the project. One person attended the meeting but did not speak.

Public Notification

Pursuant to City Code §26-16-9, legal notice was published in the Daily Camera on November 13, 2020. Two signs were posted on the property and letters were mailed to owners within at least 750 feet and mineral interest owners on November 13, 2020. Mineral interest owners were also notified by the Applicant per State law.

Compliance with Comprehensive Plan:

Comprehensive Plan Evaluation

Upon review, staff has identified 66 Comprehensive Plan policies the plan appears to comply with, and three the plan may not comply with. The remainder do not appear to be applicable.

Planned Unit Development (PUD) – Code Modifications:

A Planned Unit Development (PUD) permits greater flexibility in design by having the effect of overlaying the existing zoning, thereby adding to and modifying the existing zoning regulations.

The applicant is proposing the following Code modifications:

CODE MODIFICATIONS		
	REQUIRED	PROPOSED
BUILDING HEIGHT: Sec. 26-14-8.	35'	92'
PARKING SPACES SIZE: Table 26-C	9' x 19'	8'-6" x 17'-6"
DRIVE AISLE SIZE: Table 26-C	24'	23'
LOCATION OF PARKING (PHASE 1): Sec. 26-20-13.	300'	1,100'
FREESTANDING SIGN AREA: Sec. 26-21-21_b.3.	100 SF	150 SF
WALL SIGN HEIGHT ABOVE GRADE: Sec. 26-21-21_f.2	25' ABOVE GRADE	75' ABOVE GRADE

In addition, the Applicant is requesting 310 spaces more than required by Code, stating their reasoning is based on experience and number of employees. They would also like a 10-foot chain link fence around some of their outside ground mounted equipment near the building, although 6 feet is the maximum allowed fence height. Both should be added to the table.

Building Height

The maximum allowable building height in C1 and M1 is 35 feet. The Applicant is requesting a Code modification to allow the parapet to be 77 feet and the rooftop screen wall to be 92 feet. The nearby hospital building heights range from 30 feet to 99 feet 11 inches. To the west, the Sundar Apartments will be 35 feet 6 inches at mid-roof. Given the proximity to the hospital campus, staff has no concerns with the requested height increase.

Parking Space Size

See attached Parking Dimensions Justification. The Applicant is requesting parking spaces be smaller than the Code requires to ensure the quantity of parking spaces needed can be met. Their justification is based on the National Parking Association's, "Dimensions of Parking – Fifth Edition," published by the Urban Land Institute. Staff has no concerns with this request.

Parking Space Quantity

The Applicant is requesting a 22% (310 spaces) increase in the number of parking spaces based on previous experience and number of employees. Staff has no concerns with this request.

Drive Aisle Width

The Applicant is requesting a reduction of non-fire access drive aisles within the parking lot from 24 feet to 23 feet. The City Engineer and Fire Marshal have reviewed this request and have no concerns.

Location of Parking

Section 26-20-13 of the Lafayette Code of Ordinances (LCO) requires parking be located within 300 feet of the front entrance of a building, which cannot be accomplished given the quantity of parking spaces required or proposed and the size of the property.

Freestanding Sign Area

The Applicant is requesting a 50% increase to the size of the freestanding sign face area, from 100 square feet (50 square feet per side for a double-sided sign) to 150 square feet (75 square feet per side).

Wall Sign Height Above Grade

The Applicant intends to locate their wall signage at the top floor of their building, two feet below the top of the parapet. This is commonly done for corporate office buildings and staff has no concerns. All signage will require separate permit applications.

Except specified as a Code modification above, the application meets all technical Code requirements.

Relevant Code Criteria:

The below section(s) of the LCO should be used to review this Sketch Plan application.

Sec. 26-18-5. - Review criteria.

- (a) A P.U.D. shall be reviewed against the following criteria and the general criteria of this chapter. Any approval of a P.U.D. shall include findings with respect to all criteria applicable to that P.U.D.
- (b) The following criteria shall apply to all residential P.U.D.s: [See (d)(4) below for how this applies]
 - (1) Water and water reclamation. The city shall have a projected capacity to serve fully all subdivided lots with water and water reclamation.
 - (2) Other utilities. The city shall receive adequate assurance from all nonmunicipal service providers of adequate, imminent service for all subdivided lots.
 - (3) Public safety. The city shall have the capacity to provide an appropriate level of fire and police

protection to all subdivided lots.

- (4) Recreation. The city shall ensure sufficient recreational opportunities for all of its current residents and the future residents of the proposed subdivision.
 - (5) Economy of service. City services shall be provided in the most efficient manner practicable.
 - (6) Schools. The city shall support and encourage the best quality education for Lafayette children.
 - (7) Prior agreements. To the extent any prior development and/or annexation agreements do not conflict with the provisions of this ordinance, the city shall consider any prior commitments made in such agreements in reviewing a P.U.D.
 - (8) Community housing needs. The city shall promote a variety of housing types, prices, and ownership forms to satisfy the needs of all segments of the community.
 - (9) Developer's ability to complete construction of the P.U.D. The city will commit city resources only to developments that are likely to be completed as proposed.
 - (10) Build-out rate. In order to manage residential growth in accordance with the city's ability to provide services and to allow a variety of housing developments to be completed, the city shall encourage building to occur subject to an agreed upon time schedule and build-out rate.
 - (11) Community amenities. The city shall encourage residential developments that contribute significant amenities to the development itself, and to the community at large.
 - (12) Goal fulfillment. The city shall encourage residential developments that fulfill specific Comprehensive Plan or city council goals.
 - (13) City's financial ability to serve. The city shall demonstrate that it is financially able to provide general municipal services to all new residential development.
 - (14) Transportation. The city shall encourage an efficient and environmentally sound transportation system.
 - (15) Environment. The natural environment assets of a property shall be preserved to the extent practicable.
 - (16) Cultural. The city values its existing historical and/or cultural facilities, including its library, theatre, etc.
 - (17) Strong homeowners' associations. The city shall encourage the development of strong homeowners' associations to promote a sense of community and to ensure the continued existence of a viable entity responsible for maintenance of open space, open areas and other similar duties.
 - (18) Diversity and quality of development. The city shall encourage residential developments that present a diversity of design, a feeling of spaciousness, and an enhanced quality of life.
- (c) Not applicable.
- (d) The following criteria shall apply to all P.U.D.s:
- (1) The city finds the project is unique and/or necessary for the economic development of the city.
 - (2) The development is in the best interests of the city.
 - (3) The modifications to the code by the P.U.D. are in the best interests of the city and the neighborhood in which the development is occurring.
 - (4) The planning commission and city council may apply any of the criteria enumerated in subparagraph (b) above to nonresidential developments, to the extent that such criteria are relevant to the proposed development and may be used to guide the planning commission's and city council's discretion in reviewing a proposed nonresidential P.U.D.
- (e) Upon recommendation of the planning commission, the city council shall adopt, from time to time, by resolution, both mandatory and aspirational standards by which a proposed P.U.D.'s ability to fulfill the criteria set forth in this section shall be measured.

Staff Recommendation:

Pursuant to Sec. 26-16-4. - Sketch plans and preliminary plans,

- (b)(6) Technical review committee. Upon receipt of a complete revised application, the planning director shall refer the application to the representatives of various departments and agencies assigned to the technical review committee. Copies of the application may be mailed to other agencies or utility companies. Within twenty (20) days following the submittal of a complete revised application, the technical review committee shall meet to review the application, or, in lieu of a meeting, the planning department shall compile the written comments of the technical review committee. If any deficiencies in the revised application warrant additional modification by the applicant or require further discussion by the technical review committee and the developer, or if additional information from the developer is received too late to be adequately processed and reviewed, the planning director may defer sending the matter to the planning commission until the applicant has addressed all issues, to enable the technical/policy review committee to review the application. Based upon the comments of the technical review committee, the planning director shall then prepare a report and recommendations to the planning commission.

Staff recommends approval of the Sketch Plan, subject to the recommended conditions, finding the plan meets the review criteria of Section 26-18-5, the requirements of Section 26-16-4, and the application requirements of Section 26-17-4.

PUD review criteria for commercial projects:

- (1) *The city finds the project is unique and/or necessary for the economic development of the city.*

The request will allow for Medtronic, one of the largest international medical device companies, to consolidate their local operations and have a Colorado headquarters in Lafayette.

- (2) *The development is in the best interests of the city.*

The Medtronic campus would integrate their existing office and research and development components into one location. At full build-out, the campus could accommodate approximately 2,000 employees. While being in an economic downturn nationally, the campus could create new quality jobs within the Lafayette and Boulder County community. Medtronic's proposed campus could create 500-1,000 new quality jobs in finance, administrative, human resources, clinical, research and development, and engineering. Many of those employees may also patronize Lafayette's local businesses and choose to live in Lafayette.

The campus would be designed using sustainable building and landscaping practices. This site layout would also preserved the majority of the irrigation ditch that served the agricultural needs of the site for many years and the flora and fauna that have naturally established.

New connections to the regional trail system would be made with this development to encourage pedestrian, bicycle and other alternative modes of transportation.

Among other Comprehensive Plan Policies this project supports, the following policies

apply:

Policy E.1.3: Increase the rate of Lafayette residents who also work in Lafayette from the current rate of 19%.

Policy D.3.1: Develop community gateways along the City's major roadway corridors (as identified on the Community Framework Map) that respond to and strengthen Lafayette's community identity. Gateways will delineate the City's boundaries using landscape, signage and/or sculptural elements that are applied consistently to create a unified community image at the City's border.

Policy F.1.4: Actively strive to attract new and support existing companies in Lafayette by promoting the city and its available industrial and commercial lands and other opportunities. Budget a reasonable sum for marketing and recruitment.

Policy F.2.1: Encourage commercial and industrial development which is safe, healthy, attractive, and which meets the City's planning and design criteria.

Policy F.2.7: Encourage the development of commercial retail and service businesses, both large and small, to serve the local community, thus limiting the necessity by residents to leave the community to purchase goods and services.

Policy F.3.2: Support businesses and other uses that grow and attract similar businesses and uses to Downtown Lafayette.

Policy J. 2.8: Ensure that proposed development and redevelopment appropriately responds to existing topography to avoid excessive site grading and/or retainage.

Policy C.2.2: Development should provide pedestrian connections to adjacent development and whenever feasible to existing and proposed trail systems as identified in the Parks, Recreation, Open Space, and Trails ("PROST") Master Plan or the Multi-modal Transportation Plan Map (referenced in Policy G.2.12).

Policy C.3.9: Sidewalks should be of sufficient width to be an effective transportation corridor for pedestrians and bicyclists when on-street bike lanes are not present or impractical.

Policy G.2.2: Provide pedestrian and bicycle connections and investigate shuttle services to proposed transit stops.

Policy F.4.3: Ensure that new development provides safe, pedestrian-friendly, barrier free, streetscape design.

Policy G.3.1: Ensure that pedestrian and bicycle routes, which include trails, paths, sidewalks, and street bike lanes, are planned and built to allow users access to key city destinations, and are integrated with and strengthen the City's alternative transit system.

Policy G.3.2: Require proposed development and redevelopment to construct bus stops (including shelter, seating, etc.) when located along transit corridors.

Policy G.3.3: Ensure that proposed development and redevelopment provides an adequate system of sidewalks and trail facilities that meet City standards to promote walking and bicycling throughout the City. Connect new sidewalks and trails to existing sidewalks and trails.

Policy G.3.12: Promote bicycling and walking throughout Lafayette. Residential, commercial and recreational destinations should all be safely and efficiently accessible by these modes of transportation.

Policy H.1.6: Encourage private development of indoor recreation facilities, such as ice arenas, climbing walls, tennis courts, etc.

Policy C. 3.10: Consider tree lawns in new development to strengthen the streetscape with detached sidewalks to shade sidewalks and roadways.

Policy F. 1.11: Support the Colorado's New Energy Economy that involves energy efficiency and clean, renewable energy generation and utilization.

Policy I.2.4: Encourage solar energy utilization in all forms throughout the community.

Policy I.1.11: Promote use of green building and energy efficient appliances and building techniques and water conservation approaches for new and existing development.

- (3) *The modifications to the code by the P.U.D. are in the best interests of the city and the neighborhood in which the development is occurring.*

Apart from the two sign modifications, the modifications are needed to fit the Medtronic campus on this 42-acre site. The two sign modifications are not significant, since if this site were developed with multiple users, the amount of signage would be much greater.

- (4) The planning commission and city council may apply any of the criteria enumerated in subparagraph (b) above to nonresidential developments, to the extent that such criteria are relevant to the proposed development and may be used to guide the planning commission's and city council's discretion in reviewing a proposed nonresidential P.U.D.

Recommended Conditions:

Staff recommends the following conditions of approval:

1. The Sketch Plan shall be subject to the successful Rezoning to C1/M1 (Regional Commercial/Industrial).
2. Typographical errors in the Sketch Plan shall be corrected.
3. The request for more parking than allowed by Code shall be added to the Code Modification table.

4. Meet with the Crime Prevention Officer at Preliminary Plan.
5. The Applicant shall address all comments in the City Engineer's memo dated November 18, 2020 (attached).

Motions:

Proposed Motion for Approval: The Planning Commission hereby approves the Sketch Plan/Planned Unit Development (PUD), subject to the five (5) recommended conditions, finding that the proposal complies with the requirements for Sketch Plan submittal; complies with the PUD criteria; and generally complies with the Comprehensive Plan's goals and policies. The plan is in the best interest of the City; and the proposed code modifications are in the best interest of the City and the neighborhood.

Proposed Motion for Denial: The Planning Commission hereby denies this request for Sketch Plan/Planned Unit Development (PUD) approval finding that the proposal does not comply with preliminary plan requirements; and/or does not meet the PUD criteria; and/or does not comply with the Comprehensive Plan's goals and policies or land use map. *[state specific Code sections the application does not comply with]*

Attachments:

- 1 - [Vicinity Map](#)
- 2 - [Comprehensive Plan Policies](#)
- 3 - [Sketch Plan Set](#)
- 4 - [Parking Dimension Justification](#)
- 5 - [Public Comments](#)
- 6 - [Broomfield Roadway Plans US Highway 287 to Sheridan](#)
- 7 - [City Engineer's Memo](#)