



TOWN OF WELLINGTON

3735 CLEVELAND AVENUE
P.O. BOX 127
WELLINGTON, CO 80549
TOWN HALL (970) 568-3381
FAX (970) 568-9354

PLANNING COMMISSION

April 4, 2016 MEETING
7:00 P.M.

WORK SESSION 6:30 – Multifamily uses in Commercial Districts

Leeper Center, 3800 Wilson Ave., Wellington

AGENDA

CALL TO ORDER / ROLL CALL

ADDITIONS OR DELETIONS FROM THE AGENDA

PUBLIC COMMENT

Public invited to be heard on (items not on Agenda)

PRESENTATIONS

CONSENT AGENDA

Planning Commission Meeting Minutes from March 7, 2016

NEW BUSINESS

1. Public Hearing – Geier Annexation
2. Site Plan – Multifamily – Sixth Street Business Park – Fouad Faour
3. Recommendations to Town Board on Code Changes

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION
REGULAR MEETING
April 4, 2016

The Planning Commission for the Town of Wellington, Colorado, met on April 4, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

COMMISSIONERS PRESENT: LARRY NOEL, JACK BRINKHOFF, BERT MCCAFFREY, BARRY FRIEDRICHS, ERIC KESELBURG and MATT MICHEL

COMMISSIONERS ABSENT: NONE

PRESIDING: BERT MCCAFFREY, CHAIRMAN

ALSO PRESENT: LARRY LORENTZEN, TOWN ADMINISTRATOR
CYNTHIA SULLIVAN, DEPUTY CLERK

Additions or Deletions from the Agenda

None

Public to be heard on non-agenda items

None

Presentations

None

Consent Agenda:

- Planning Commission Meeting Minutes from March 7, 2016.

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER KESELBURG SECONDED to approve the consent agenda. Roll call was taken and the motion passed unanimously.

NEW BUSINESS

1 Public Hearing – Geier Annexation

Staff Recommendation: Recommend the Town Board approve the annexation and concept development plan with the caveat th Planning Commission will except development of the open space to promote a more rural lifestyle for the homeowners.

Tom Dugan, representing Sage Homes - Applicant

Mr. Dugan explained where this property is located and are proposing 157 homes on 80 acres with an R-2 zoning district. He said there are two existing homes that are a part of the 157 homes and there will be 24 acres of open space with an urban density.

Mr. Lorentzen said there was a letter from Anadarko about having a dedicated parcel. The issue is that the Town does not allow oil drilling or mineral extraction within medium density

residential, so the area designated for Anadarko would have to be in the outlot. There was a question on whether they would need to sign off on the plat. The other concern is how the open space will be developed. Mr. Dugan said the size of the lots would range from 8,000 to 20,000 square feet. He would have to meet with Mr. March on the Anadarko issue.

Chairman McCaffrey asked if that would have any bearing on making a decision tonight. Mr. Lorentzen said that would be a part of the subdivision of the property not the annexation.

Beka Crocket, of 4820 ECR 60, pointed out where her property is and that they want to preserve an agricultural operation on their property. She addresses the following issues: Notification to buyers of the agricultural use and conditions that they might be dealing with. Example animal odors and chemicals. Buffer zone between backyards and their property. Concern about drainage if the property was flattened out. Construction trash. How long it will take to build out. Fire and law enforcement.

Commissioner Noel mentioned the Right to Farm act. Mr. Lorentzen said it was a requirement for the developer to disclose on the titles for the properties in Buffalo Creek because of the dairy operation to the west.

Chairman McCaffrey asked how wide the buffer would be and how would it be developed. Mr. Dugan said it is about 20 feet and would be landscaped. They had not completed the landscape plans. They would be willing to work with the neighbors on this plan. There will be an HOA with covenants. Darren Roberson, of Sage Homes, explained what he does with regard to construction trash and that he has had crews go out and walk this property. He will continue to work more on this issue. Mr. Dugan said the town has specifications on drainage and there will be a plan. The plan is to leave most of the hill. He said they would build in phases, probably starting from GW Bush and work north. It would take about 5 years for build out.

Chad Oster, of 4824 ECR 60, asked if they would continue the paving of County Road 60 and add lighting. Mr. Lorentzen said it would be the same as in front of the Meadows Subdivision. He was concerned about the access to the Crocket property. Mr. Dugan thought the driveway is east of the property line. If we find it is not then we will grant an access easement.

Ms. Crocket asked if the power line would be affected and who would bear the cost. Mr. Lorentzen said the developer would have to put the line in ground over to her property.

Jason Crocket asked if there would be a requirement for fencing of the backyards along the buffer area. Mr. Dugan said that would be addressed when they do the landscaping plan.

Ms. Crocket asked about signage to keep the residents from trespassing or feeding the animals. Mr. Roberson said that could be addressed in the landscape plan.

Mr. Lorentzen said this development will have to go through a preliminary plat and final plat stage before it can be built. Notifications will be sent out.

Chairman McCaffrey said this meeting is to determine if they meet the criteria for annexation of the property.

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER KESELBURG SECONDED to recommend the approval of the Geier Annexation with recommendations. Roll call was taken and the motion passed Chairman McCaffrey abstained.

2 Site Plan – Multifamily – Sixth Street Business Park – Fouad Faour

Applicant: Fouad Faour

Original plan submitted for different location.

Recommendation from Staff:

- 1) A photometric Plan for parking lot and playground be submitted and approved by staff.
- 2) A complete landscape plan and park design be submitted.

Mr. Faour explained where the lots are located. He is proposing 16 two-story units with two car-attached garages. He increased the width of the road to accommodate on street parking. The front yards have been increased to allow for driveways and landscaping. He added a playground in the northeast corner of the lot 6 with parking along the east property line.

Commissioner Noel asked if the front setback needed to be 25 feet. Mr. Lorentzen said multifamily allows for 15 feet. He said the street in front of the homes is not a public street but a private driveway access to the homes.

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER KESELBURG SECONDED to approve site plan for multifamily, lots 4 and 6 Sixth Street Business Park Phase 4. Roll call was taken and the motion passed unanimously.

3 Recommendations to Town Board on Code Changes

Mr. Lorentzen said in the work session, there was a discussion about changing the multifamily uses in Commercial Districts to a conditional use instead of a use by right. There was a consensus from the commission to make this change.

COMMISSIONER NOEL MOVED AND COMMISSIONER FRIEDRICHS SECONDED to recommend amending the zoning code in Community and Highway Commercial changing Multifamily to a conditional use not a use by right. Roll call was taken and the motion passed unanimously.

TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- Received an annexation petition for the Patterson Property that will become part of the Sage Meadows Subdivision.
- Auto parts store on Cleveland and Sixth Street moving forward. No application for site plan.
- New housing starts are still coming in.

Planning Commission

April 4, 2016

Page 4

Commissioner Friedrichs asked about the new ownership of the Mexican Restaurant. Mr. Lorentzen said we have not received any information.

SCHEDULE WORK SESSION

No work session was scheduled.

COMMISSIONER NOEL MOVED AND COMMISSIONER FRIEDRICHS SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 7:36pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC
Deputy Town Clerk