



# TOWN OF WELLINGTON

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

## PLANNING COMMISSION

May 2, 2016 MEETING  
7:00 P.M.

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 April 4, 2016

#### NEW BUSINESS

1. Public Hearing – Patterson Annexation
2. Conditional Use– 4061 Sveta – Learning Center -Sixth Street Business Park – Fouad Faour
3. Site Plan – Lots 1 & 2 Wellington Business Center– Matt Mullet

#### TOWN ADMINISTRATOR UPDATE

#### SCHEDULE WORK SESSION

#### OTHER

#### ADJOURN

PLANNING COMMISSION  
REGULAR MEETING  
May 2, 2016

The Planning Commission for the Town of Wellington, Colorado, met on May 2, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:01p.m.

COMMISSIONERS PRESENT: PAUL COX, ASHLEY MACDONALD, BERT MCCAFFREY, ERIC KESELBURG, BONNIE DAWDY, and BARRY FRIEDRICHS

COMMISSIONERS ABSENT: JACK BRINKHOFF

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 April 4, 2016.

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

---

NEW BUSINESS

1 Public Hearing – Patterson Annexation

*Tom Dugan, representing Sage Homes - Applicant*

Mr. Dugan explained that this is 35.8 acres in the northeast corner of the Sage Meadows subdivision. The plan is to incorporate these properties into one subdivision and add 100 homes with 10 acres of open space. The two existing homes will remain and be part of the annexation. This will become phase five of the Sage Meadows Subdivision.

David Rau, representing North Poudre Irrigation Company, said they have been working with the developer to make sure their irrigation water can still be delivered across this property for the stockholders to the south and east. He also mentioned keeping the storm drainage from flowing into the irrigation ditches. Mr. Lorentzen said this issue will have to be worked out with the engineers. It will be addressed in the subdivision plans.

Mr. Lorentzen explained that the annexation went to the Board of Trustees, who passed a resolution finding that the property met the criteria for annexation and then referred it to the Planning Commission for zoning. It will go back to the Board of Trustees for a public hearing and approval. The developer will then submit preliminary and final subdivision plans which go to the Planning Commission for recommendation to the Board of Trustee.

Karl Whitman, with Colorado State University, said they use the irrigation water for use on their farms on the east side of the interstate and maintain a well on the adjacent property.

Commissioner Macdonald asked if there are any plans for the park space. She suggested they work with the Parks Advisory Board on what park amenities might be needed in the town. Mr. Lorentzen said that would be part of the subdivision development plan. Mr. Dugan said they would contact the Parks Advisory Board when they do the park plan for the subdivision.

Commissioner Cox asked where the irrigation lines currently run across the property. Mr. Dugan pointed out were it comes and how it currently runs diagonally across the property to the well. He said the intent is to pipe the irrigation water across the northern end of the subdivision and down the east side to the well.

COMMISSIONER KESELBURG MOVED AND COMMISSIONER DAWDY SECONDED to recommend the approval of the Patterson Annexation with recommended zoning. Roll call was taken and the motion passed unanimously.

---

2 Conditional Use – 4061 Sveta – Learning Center – Sixth Street Business Park  
*Applicant: Fouad Faour*

Mr. Faour described the purpose of the Learning Center. He pointed out the change in location.

Commissioner Macdonald asked about the multi-family that had been previously proposed. Mr. Lorentzen explained that when the location of the development was changed to this property the multi-family became a use by right on the lots north of this project. The site plan was submitted at the last Planning Commission Meeting and the applicant had made the changes that were suggested in the prior submittal. The Learning Center is a conditional use for this lot.

Mr. Lorentzen said there are two concerns. The first is that there are not enough parking spaces for the size of the building. The second with the location of the utility services, it would be best to reorient the position of the building. He suggested that the Commission could approve the conditional use, but require a revised site plan be submitted with the additional parking spaces, lighting and landscaping plans.

Chuck Akins, of 3588 Polk Cir. East, said he owns the property to the west of this project and felt that it would be a good fit in the subdivision.

COMMISSIONER MACDONALD MOVED AND COMMISSIONER COX SECONDED to approve the conditional use of the Learning Center on Lot 8, Sixth Street Business Park subject to submittal of the revised site plan. Roll call was taken and the motion passed unanimously.

3 Site Plan – Lots 1 & 2 Wellington Business Center –Matt Mullet

*Applicant: Matt Mullet not in attendance.*

Mr. Lorentzen said there were a couple of issues. He suggested having the public hearing and then tabling until the applicant is present.

Mr. Lorentzen said the site plan meets the required setbacks, parking spaces and landscaping. He said the architectural standards require a break in the span of the wall with veneer. The large building would need additional veneer along the long side of the building. The lighting on the building is not sufficient to cover the parking lot. The applicant will need to submit a photometric plan with free standing parking lot lights.

Commissioner Dawdy asked what the use of the building would be. Mr. Lorentzen said the property is zoned Highway Commercial that would allow for a mix of commercial and light industrial. Commissioner Dawdy asked if the use would have to go through approval. Mr. Lorentzen said only if it were a conditional use under the zoning.

Commissioner Macdonald said that there have been problems in the past with the upkeep on this property, is there any way to keep the developer moving forward. Mr. Lorentzen said that is the reason for tabling this item until the developer is present.

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER KESELBURG SECONDED to table the site plan for lots 1 and 2 Wellington Business Center. Roll call was taken and the motion passed unanimously.

---

TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- The Planning Commission recommended changes in the zoning code for the multi-family in commercial zones. He said Mr. March found that it needed to be published as a public hearing. The Board will review it at the May 10<sup>th</sup> meeting and it would be 30 days from the date of publication before it went into effect.
- There have been several multi-family projects proposed on properties in Wellington Pointe and the 6<sup>th</sup> Street Business park.
- The Westgate multi-family project in Wellington Pointe is starting to build.
- No new plans for the corner of 6<sup>th</sup> Street and Cleveland Avenue.

Commissioner Friedrichs asked about the Wellington Downs project. Mr. Lorentzen said they have submitted the final plat and will be on the June meeting. He had not seen the design and cost estimate for the traffic signal.

Commissioner Friedrichs asked when the new Mexican Restaurant would be open. Ms. Sullivan said they are doing some renovations to the inside and the liquor license review is scheduled for the Board of Trustees meeting on May 24, 2016. She said since it is a new license that they are circulating a petition to show a need in the community. Mr. Lorentzen said they are wanting to add seating and that would require an additional exit.

Planning Commission

May 2, 2016

Page 4

SCHEDULE WORK SESSION

No work session was scheduled.

COMMISSIONER MACDONALD MOVED AND COMMISSIONER FRIEDRICHS SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 7:37pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC  
Deputy Town Clerk