



## TOWN OF WELLINGTON

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### PLANNING COMMISSION

July 11, 2016 MEETING

7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

### AGENDA

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#### 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 June 6, 2016

#### NEW BUSINESS

1. Site Plan – Lot 9 Boxelder Business Park – Source of Nature LLC
2. Site Plan Amendment– Wellington Village – Six -plexes instead of 12-plexes
3. Site Plan and Conditional Use - Lot 2 GWG Subdivision Phase 2 – Multi-family and small single family homes.

#### TOWN ADMINISTRATOR UPDATE

#### SCHEDULE WORK SESSION

#### OTHER

#### ADJOURN

PLANNING COMMISSION  
REGULAR MEETING  
July 11, 2016

The Planning Commission for the Town of Wellington, Colorado, met on July 11, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:01p.m.

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

COMMISSIONERS ABSENT: NONE

PRESIDING: BERT MCCAFFREY, CHAIRMAN

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

Additions or Deletions from the Agenda

None

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Public to be heard on non-agenda items

None

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Presentations

None

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Consent Agenda:

- Planning Commission Meeting Minutes from June 6, 2016.

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

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NEW BUSINESS

1. Site Plan – Lot 9 Boxelder Business Park – Source of Nature LLC

*Lavelle McGovney - Applicant*

Ms. McGovney explained their business is a warehouse for dry and cold storage for the micro-brewing industry and providing a location for storage of finished products as well as aging. She said they would also sell dry ingredients for use in the processing of brewing. She said this allows small businesses to purchase smaller quantities at a reduced price.

Mr. Lorentzen reviewed the following staff recommendations.

Staff Recommendations:

1. Parking Lot entrance and six parking spaces be paved and Piper Road being paved.
2. More detailed landscaping plan with 5,300 square feet being landscaped with trees and shrubs. Approximately six trees and nine shrubs.
3. Submit a Photometric Plan for the parking lot lighting. Ms. McGovney said that is being prepared.

Mr. Lorentzen suggested approval with staff recommendations.

Commissioner Brinkhoff asked if they would be selling to individuals. Ms. McGovney said it would be wholesale sales only.

Marsha McGovney, of 909 Sunchase Dr. Fort Collins, asked why they were required to pave the parking lot, when other businesses in that subdivision have not. Mr. Lorentzen said they are all required to have paved parking spaces. Commissioner Brinkhoff said that some of the businesses came in during winter and were given an extension to complete the paving.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER COX SECONDED to approve the site plan for lot 9 Boxelder Business Park with staff recommendations. Roll call was taken and the motion passed unanimously.

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2. Site Plan Amendment – Wellington Village – Six-plexes instead of 12-plexes

*Alex Schuman, Ian Shuff and Greg Russell on behalf of Schuman Companies - Applicant*

Mr. Schuman said they are requesting a modification from the original plan reducing the number of units and changing from 12-plexes to six-plexes as townhome style homes.

Mr. Shuff said they would be utilizing the existing infrastructure. He reviewed the two building types with mixed unit types including some all-accessible ranch style units.

Mr. Russell gave more detail of the placement of the units on the site. He pointed out the location of green space and vehicle access. This style of structure would reduce the feel of the higher density of the project compared to the adjacent single-family homes. He mentioned that front doors of the units will face the open spaces and the garage access would be off alley type connections. He said there is built in additional parking along the private road.

Mr. Schuman said that each unit has a driveway in front of the garage for off street parking.

Mr. Shuff gave more details on the units, types of materials used and architectural look of the buildings.

Commissioner Brinkhoff asked if they would be willing to participate in a barrier project along the frontage road. Mr. Schuman said they could consider participating.

Commissioner Dawdy asked if the new buildings would be similar to what has already been built and what is the time frame to get started. Mr. Schuman said the architect has been working on designs that would blend in with the existing buildings. With approval, they would like to get started within 90 days.

Commissioner Macdonald asked where the ranch units were located and would the driveway be handicap accessible. Mr. Russel said the ranch units are located on the ends of the buildings. Mr. Shuff said they would have lower thresholds and the lots would be graded to help with the accessibility. Mr. Lorentzen asked if these would be condominiums or townhomes because townhomes require division of lots. Mr. Schuman said they would be condominiums they just are a townhome style look.

Wendell Nelson, of the Chamber of Commerce, asked if these have basements and what are the square footages of the units. Mr. Shuff said they are on slab or crawl spaces. They range from 670 square foot finished in the ranch units up to 1492 square foot finished in the three bedroom units.

Kent Allen, of 6863 McClellan, was concerned with the impact on Lee Street because it is not a wide street and would not accommodate additional street parking. He invited them to attend a Meadows Subdivision HOA meeting. Mr. Russell pointed out where they have additional parking around the building and said they would look at some additional parking and the end of the building. There was further discussion about how to deal with traffic issues.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER MACDONALD SECONDED to approve the amended site plan for Wellington Village. Roll call was taken and the motion passed unanimously.

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3. Site Plan and Conditional Use – Lot 2 GWG Subdivision Phase 2 – Multi-family and small single family homes.

*Wellington Row LLC – Monica Sweere - Applicant.*

Ms. Sweere explained that this lot is difficult to develop because it is partially in the flood plain and will need two detention areas. She said the multi-family units are the same style as ones being built on the property to the south. The eight small units are bungalows that are detached. She stated that the towns code does not address this unique product. She said they would be willing to attach them so they could be considered multi-family.

Mr. Lorentzen explained that this project would be acceptable in a multi-family zoning district because it allows up to twelve units per acre and does not designate that they be attached. In the C-1 Community Commercial zone multi-family dwelling is a conditional use and is described as a dwelling with more than three attached units. He said that they could attach the units with an arbor. Ms. Sweere said these are an affordable way to build a house. She stated that they would like to stay under \$180,000.00 in price.

Commissioner Brinkhoff asked what size they would be. Ms. Sweere said they would be a story and a half. The main floor would be 528 square feet and the half story loft would be approximately 240 square feet for a total of about 768 square feet. They would have a one bedroom in the loft with a possible bedroom on the main floor and have two baths. She said all the units being proposed would be condominiums and all exteriors would be maintained by an HOA.

Mr. Lorentzen was concerned that the bungalows that face the attached multi-family buildings do not have much of a back yard. He asked if this row of homes could be angled the same way the sewer line runs to allow for some back yard. Ms. Sweere agreed that they should have more space in the back. She mentioned she only had rough estimates on the size of the detention pond. Her other obstacle is accurately measuring the setbacks since the project is essentially one lot.

Ken Duran, of 3913 Kennedy Ave, had a concern about the drainage that currently runs through this property and has flooded a large portion of it when we get a heavy rain. What kind of improvement would be made to help increase the flow through this area and under Sixth Street? Commissioner Brinkhoff said the detention pond would allow water to be released at historic levels. He also said that the town is working on a project to divert run off water north of Cleveland out to the Boxelder reducing the volume of water that flows through this area.

Mr. Nelson asked if all the multi-family projects that have been submitted recently have the same setback criteria. Mr. Lorentzen explained that the criteria is the same for setbacks of the buildings from the lot lines. The issue is that since there are multiple buildings some of them are not close to any lot

line. He said the maximum density for multi-family is twelve units per acre and his development has about 10 units per acre. Mr. Nelson mentioned the mobile home park issues. Mr. Lorentzen said the trailer park was zoned single family residential and was a non-conforming use.

Mr. Lorentzen said we would also need certification that the buildings would be out of the flood plain.

Staff Recommendation:

1. The Detached structures be eliminated or replaced with multifamily dwellings meeting minimum setback, dimensional and density standards, or the applicant submit a PUD plat and rezoning request.
2. A Letter of Map Amendment be processed through FEMA.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER MACDONALD SECONDED to approve the site plan and conditional use for lot 2 GWG Subdivision Phase 2 for multi-family. Roll call was taken and the motion passed unanimously.

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TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- O'Reilly's is moving forward with design.
- Seeing more interest in Boxelder Business Park.
- Wellington Business Center working on first building.
- Lane property looking to submit for annexation.
- Sage Meadows is finalizing agreement with North Poudre Irrigation and will start over grading soon.

Chairman McCaffrey asked when the Mexican Restaurant would be opening. Mr. Lorentzen said they have not called for final inspections.

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SCHEDULE WORK SESSION

Work session on downtown commercial at 6:30pm.

COMMISSIONER DAWDY MOVED AND COMMISSIONER BRINKHOFF SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 8:00pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC  
Deputy Town Clerk