



# TOWN OF WELLINGTON

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## PLANNING COMMISSION

August 1, 2016 MEETING  
7:00 P.M.

Work Session – Downtown Commercial Zoning – 6:00 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 July 11, 2016

#### NEW BUSINESS

1. Preliminary/Final Plat – Thimmig Addition
2. Preliminary Plat Lot 10 Wellington Pointe Subdivision - PUD Multifamily and Commercial Development
3. Preliminary Plat, Conditional Use and Site Plan Approval – Replat of Lot 2 Wellington Manor Subdivision – Four Town House Lots
4. Site Plan – Lot 11 Boxelder Business Park – Trucking Company
5. Site Plan – Lot 6 Boxelder Business Park – Shell Only Light Industrial Buildings

#### TOWN ADMINISTRATOR UPDATE

#### SCHEDULE WORK SESSION

#### OTHER

#### ADJOURN

PLANNING COMMISSION  
REGULAR MEETING  
August 1, 2016

Following a work session on Downtown Commercial Zoning the Planning Commission for the Town of Wellington, Colorado, met on August 1, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:02p.m.

COMMISSIONERS PRESENT: PAUL COX, JACK BRINKHOFF, BERT MCCAFFREY,  
BONNIE DAWDY and BARRY FRIEDRICHS

COMMISSIONERS ABSENT: ASHLEY MACDONALD and ERIC KESELBURG

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 July 11 2016.

COMMISSIONER COX 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. Preliminary/Final Plat – Thimmig Addition

Mr. Lorentzen said the town is the applicant. He explained that a couple of years ago the Town and the Boys and Girls Club jointly purchased part of the Thimmig property that was not owned by the church. The agreement with the Boys and Girls Club was to divide the property equally. They would like to get started on the project. He said that Chuck Mayhugh of CRM Architects submitted a drawing showing the division of the property and concept design of the Boys and Girls Club. Mr. Lorentzen said at this meeting the Planning Commission is just looking at the lot not the concept plans for the lots. The Boys and Girls Club has reviewed the plat and it will meet their needs. This plat also adds the lot lines for the church on the north end. He said the Church, Boys and Girls Club and the Town would all be signatories on the plat. Mr. Mayhugh went over some of the amenities of the proposed Boys and Girls Club building.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve the Preliminary and Final Plat for the Thimmig Addition. Roll call was taken and the motion passed unanimously.

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2. Preliminary Plat Lot 10 Wellington Pointe Subdivision – PUD Multifamily and Commercial Development  
Justin Beckner of United Civil Design Group representing Tru-Grit NOCO LLC had a PowerPoint presentation. He stated the proposal is for the mixed used development of 9.7-acre parcel that is zoned Highway

Commercial. They are proposing 1.2 acres of commercial property adjacent to Wellington Boulevard and Cleveland Avenue. He described the different styles of multi-family units they are proposing. There would be a total of 67 units. He pointed out the open space and said the applicant would like a tradeoff to reduce the size of the open space in exchange for him building some commercial units. In the presentation he showed the commercial space that exists in the town and what commercial space they were proposing to build. Commissioner Brinkhoff asked if there were any specific uses going into the commercial sites. Mr. Beckner said there had been some interest. He showed which buildings would be constructed first before they start on the residential units. There was further discussion on the commercial construction.

Commissioner Cox asked how many parking spaces would they have for the commercial lots. Mr. Beckner said the amount required by the town standards. Mr. Lorentzen said it depends on the use. Retail is one space per 200 square foot.

#### *Staff Recommendations*

- 1) Required open space of 25% in multifamily portion and 12% of Commercial area. Provide trail system through open space areas.*
- 2) Extend commercial lots the extent of the frontage along Cleveland.*
- 3) Provide footprints and elevations of commercial buildings with fronts oriented toward Cleveland and Wellington Boulevard.*

Commissioner Cox asked if Tract C could be developed as a park not just a grass area. Mr. Beckner said only if the town took it over. A park would be a big liability for the Homeowners Association.

Mr. Lorentzen had a concern about the units that are along Cleveland having the backs of the homes facing Cleveland. He said one of the main complaints of this property has been that people do not like looking at the backs of the multi-family units. Mr. Beckner said it would be too hard for residents to have to walk around their homes to get into the front. He said the backs of the homes are designed with different features. Commissioner Dawdy asked if they would have fencing. Mr. Beckner said it would be white vinyl fencing. Mr. Lorentzen suggested that there be more mature landscaping between the fence and Cleveland.

Chairman McCaffrey asked if it would be possible to take out some of the units along Cleveland and add commercial. Mr. Beckner explained that the main sewer line runs right where the split is between the commercial and the multi-family.

Commissioner Brinkhoff asked if they would be utilizing the existing utility lines. Mr. Beckner said they would be using as much as they can, but would need to relocate some of the lines.

Commissioner Friedrichs said that the northern most street in this proposal is currently used as a privately owned alley into the existing six-plex units, how would you work with them? Mr. Beckner said they would be maintaining the private streets and the homeowner's associations would be combined.

Don Irwin, of 3490 Timberwolf Cir, had several concerns about this project. First the small amount of open space should be a park or require cash in-lieu-of park space. The access to the commercial would be off of a private street. The entrances on to Wellington Boulevard for the commercial is too close to the intersections. Vehicles currently stack up at the Cleveland Intersection. He was concerned that the view of the backside of the commercial from Cleveland would be worse than looking at the back of residential. He pointed out that some of these units are duplex and are basically 2 homes on the same size lot as a single family lot. If they plan to sell the homes then a buyer would basically be purchasing a home on half the size lot as a single family lot. He mentioned the water and sewer infrastructure issues with this dense a development.

Jack Sipes, owner of several of the six-plex units and president of that condo owners' association, said their

concern was about the need for additional parking for the units that would back up to their six-plexes. If there is not enough parking provided the parking would spill out onto Saratoga Street. He stated that the condo association owns part of the alley that they use to access their garages. With the addition of so many homes how can we keep the street safe for the residents? Mr. Beckner said the units on Arkle way would have back loading garages, just like the six-plex units, with no street parking allowed.

Commissioner Brinkhoff asked if they would be willing to make the open space a park if the town would take it over. Commissioner Cox asked the size of the open space. Mr. Beckner said he would have to check with the owner on his willingness to make that a park and the size is about .35 acres. Commissioner Dawdy asked if the owner had considered a green area for a walking path. Mr. Beckner said it was not discussed. Commissioner Brinkhoff suggested reducing one lot next to the open space to make the park larger. Mr. Lorentzen said an L shape lot is not very useable as a park. Commissioner Cox asked if there was another park near this property. Mr. Lorentzen said the Wellington Pointe Subdivision does not have a park and the open spaces are owned by the Wellington Pointe Homeowners Association. Commissioner Cox asked how large a space would be needed for a usable park. Mr. Lorentzen said about a half-acre. He addressed the requirements for open space and said a park is required when there are more than 200 units. Commissioner Dawdy asked if the commercial area was counted in the calculation of the open space. Mr. Lorentzen said the commercial space is required to have twelve percent open space and is not calculated in with the residential area.

There was discussion about the ownership and maintenance of the access into the commercial area.

Mr. Mayhugh asked how far the first access to the commercial is from the Highway 1 right-of-way. Mr. Beckner said 130 feet. Mr. Mayhugh said it would only take 6 cars to block that entrance to the commercial. Mr. Lorentzen said the street cuts for the entrance to the commercial already existed and they are reducing the amount of traffic that would be using the access. Mr. Beckner stated that traffic is four times the amount for commercial than for residential.

Lou Kinzli, of 4006 Cleveland, said his concern was also with parking for visitors to the multi-family units. He gave examples of other multi-family developments that have additional parking and suggested that some residents would use their garages for storage. Mr. Sipes also gave an example of how congested Saratoga Street becomes when there are activities in the four-plex units to the north of Saratoga where off street parking is available. Mr. Beckner addressed this concern by showing where parking is available.

Commissioner Friedrichs asked if there would be enough space for emergency vehicles to travel through the subdivision if there are cars parked on the streets. Fire Chief Green said they have not had time to review this subdivision, but there are concerns with turning radius, fire hydrant placement and street width.

There was further discussion about the amount of parking spaces in the commercial area and the need to wait for the Fire Department to have a chance to review the plans.

Edward Ernste, Tru-Grit owner, said his company specializes in homes with smaller yard that have a playground for the residents. He has not done a commercial development before and it is a risky investment to construct buildings before you have a use.

Commissioner Cox asked Mr. Ernste if he could work with some of the concerns that were mentioned. Mr. Ernste spoke about the parks and the emergency services concerns. The commercial is harder to make a concept when you don't know what type of interest there might be. He was hoping to get infrastructure started in October and be ready to build in the spring. There was further discussion about the building of the commercial lots and the requirements for parking spaces. A restaurant would require 1 space per 100 sq. ft. of gross floor space; retail is 1 space per 200 sq. ft. of gross floor area and office is 1 space for every 300 sq. ft. Mr. Ernste said he was willing to build a couple of commercial buildings in exchange for a reduction in the open space

requirement. Mr. Beckner asked how to move the process forward. There was discussion about what the next step would be in the process.

COMMISSIONER COX MOVED AND COMMISSIONER DAWDY SECONDED to table until next meeting. Roll call was taken and the motion passed unanimously.

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3. Preliminary Plat, Conditional Use and Site Plan Approval – Replat of Lot 2 Wellington Manor Subdivision – Four Town House Villas

Justin Beckner, United Civil Design Group, representing applicants Bruce and Vicky Beckner. This would be a four-unit townhouse building. He pointed out the location. The homes would face Harrison Avenue. He mentioned the open space requirement and asked that he be allowed to reduce the size, because this property is only one block from the town park and he would like to give each lot some additional yard space. He said there is a concern about the trees. He addressed the width of the interior units. He suggested the town look at the regulations with regard to width. The current code looks at lot size not unit size. He suggested taking an average of the units instead of exact measurements of each unit.

*Staff Recommendations:*

- 1) *The interior lot width dimensions be increased to 25 feet.*
- 2) *Exterior architectural details on the townhouses be more Victorian.*

Mr. Lorentzen said the Planning Commission cannot approve widths that are less than the code, but the applicant can apply for a variance. They could approve conditional on the approval of a variance. He said the variance board usually does not approve a builder caused issue it usually has to be a hardship. The Planning Commission could look at making changes in the future, but that would not affect this application.

Nathan Hadley, of 3922 Harrison, said the information he received about the projects showed 5 units. Mr. Beckner said it was originally 5 units, but due to the open space requirement and density we took out the fifth unit. Mr. Hadley was concerned about the street parking and that the architecture meets the rest of the neighborhood. He was glad to see that there would be 2 car garages.

Moses Hernandez, of 8455 Keeneland Way, asked what type of buffer would there be between this project and the business to the south. Mr. Beckner said they would be constructing a wood privacy fence. Commissioner Brinkhoff asked what changes were made to the plan when the building was changed from the 5 unit to 4 units. Mr. Beckner said they made them 2 car garages and there would be off street parking. There would still be street parking. He said they changed the windows to ones with divided lite.

Robyn Ryder, of 3922 Harrison, asked if there would be ample parking in front of these units on the street and will there be room for a parking spot between the first driveway and the fire hydrant on the corner of Harrison and Fifth St. Mr. Beckner said the garages will be built next to each other and would allow parking in front of the units on the street. He said he would have to look at the details to know if there would be space by the fire hydrant. Ms. Ryder commented that the existing four-plex to the west of her home does not have garages. Ms. Sullivan said that four-plex has garages off the alley. Mr. Lorentzen said there would also be parking available on Fifth Street.

Mr. Hadley asked if the Planning Commission looks at energy efficiency of the homes going in new developments. Mr. Lorentzen said the Town has adopted an energy code and builders have to meet those standards.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve the site plan and conditional use for lot 2 Wellington Manor Subdivision for townhomes subject to variance review. Roll call was taken and the motion passed unanimously.

4. Site Plan – Lot 11 Boxelder Business Park – Trucking Company

Chuck Mayhugh CRM Architects representing the applicants. This would be a 9600 square foot building for use as service and storage for a trucking company. He addressed the staff recommendations. He said the electrical engineers were working on the photometric plan. Mr. Mayhugh asked if there is a specified screening material required for the fence. Mr. Lorentzen mentioned the green mesh that was used at Wellington Toy Storage. He suggested that the approval be conditional on his approval of the photometric plan prior to issuing a building permit.

*Staff Recommendations:*

- 1.) *Required parking spaces – Lot to be asphalt or concrete not recycled asphalt. One space to be handicap accessible.*
- 2.) *Landscaping area be increased to meet minimum 12% of site area.*
- 3.) *An acceptable photometric plan for outside lighting be submitted prior to the town issuing a building permit and fencing along Pieper Road include screening.*

Commissioner Cox asked if the elevations on the building met our architectural standards. Mr. Lorentzen said the south and west sides of the building are the only ones that need to meet the standards.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve the site plan for Lot 11 Boxelder Business Park conditional on staff approval of photometric plan. Roll call was taken and the motion passed unanimously.

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5. Site Plan – Lot 6 Boxelder Business Park – Shell Only Light Industrial Buildings

*Applicants: Curtis Bridges and Jim Pieper*

Curtis Bridges explained that this is the second phase of their development on Lots 5 and 6 of Boxelder Business Park. Lot 6 will have 2 shell buildings 5600 sq. ft. and 6000 sq. ft. He said the number of parking spaces between the two lots is 42. They agreed with the staff recommendations. He said there might be an interest from Front Range Community College for space in the buildings. They would like approval so they can finish this project by the end of the year.

*Staff Recommendations:*

- 1) *Meet town standards for lighting and paving of parking lot.*

COMMISSIONER DAWDY MOVED AND COMMISSIONER BRINKHOFF SECONDED to approve the site plan for Lot 6, Boxelder Business Park shell only light industrial buildings with conditional on staff approval. Roll call was taken and the motion passed unanimously.

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TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

Projects that are under construction

- 4 plex on 5<sup>th</sup> Street being built by Wellington Row LLC – Monica Sweere
- First Building in Wellington Business Center – Matt Mullet
- Seeing more interest in light industrial opportunities.
- Residential interest in building multi-family projects.
- O’Riley’s moving forward but have not received submittal of site plan.

Commissioner Friedrichs asked when the Mexican Restaurant would be opening. Ms. Sullivan said there is one more item left to clear up with the liquor license and they have not called in for their building permit final inspection.

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SCHEDULE WORK SESSION

Work session on downtown commercial at 6:30pm.

OTHER

Commissioner Dawdy asked if there was any planning for bus transportation to Fort Collins. Commissioner Brinkhoff said he has been meeting with Mayor Troxell of Fort Collins and County Commissioner Conley on this issue. The town would be putting out a survey.

Commissioner Cox asked when 6<sup>th</sup> Street would be open. Ms. Sullivan said Thursday is the newest estimate for opening.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 9:05pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC Deputy  
Town Clerk