



TOWN OF WELLINGTON

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PLANNING COMMISSION September 12, 2016 MEETING 7:00 P.M.

Work Session – 6:30 pm – Residential in Downtown Commercial

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 (time limit of 3 minutes per person)

PRESENTATIONS

CONSENT AGENDA

Planning Commission Meeting Minutes from August 1, 2016

OLD BUSINESS

1. Southgate Preliminary Plat - Lot 10 Wellington Pointe Subdivision - PUD Multifamily and Commercial Development

NEW BUSINESS

2. Site Plan – O'Reily's Auto Parts – Lots 1, 2, and 3 Piatt & Breniman Addition

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION
REGULAR MEETING
September 12, 2016

Following a work session on Residential in Downtown Commercial Zoning the Planning Commission for the Town of Wellington, Colorado, met on September 12, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00p.m.

COMMISSIONERS PRESENT: ASHLEY MACDONALD, JACK BRINKHOFF,
BERT MCCAFFREY, and BONNIE DAWDY

COMMISSIONERS ABSENT: PAUL COX, ERIC KESELBURG and BARRY FRIEDRICHS

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

Curtis Bridges, a member of the Economic Development Committee, spoke about the Economic Development Committee with regard to their membership and their goals.

Presentations

None

Consent Agenda:

- Planning Commission Meeting Minutes from August 1, 2016.

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

OLD BUSINESS

1. Southgate Preliminary Plat Lot 10 Wellington Pointe Subdivision – PUD Multifamily and Commercial Development

Staff recommendations

- 1) *Development / landscape plan show development of the pocket park on Tract C with a minimum of play structure and shade structure. Bump out parking spaces from Seabiscuit and Kelso for Pocket Park and overflow parking.*
- 2) *Provide trail system though open space areas. Trail in Tract D should connect to sidewalk along south side of commercial area (Lot 16 Block 3) connecting to sidewalk on Wellington Blvd. The trail should connect to Seabiscuit and the Pocket Park on the west side.*
- 3) *Street ROW be widened to 40 feet so sidewalks are entirely within ROW and minimum driveway length is 15 feet in the 15-foot front yard setback. Amend Street layout as necessary as may be requested by Fire District.*
- 4) *Extend commercial lot along Cleveland with storefronts facing Cleveland or sideways to Cleveland similar to layout of Commercial along Wellington Blvd.*
- 5) *Provide footprints and elevations of commercial buildings with fronts oriented toward Cleveland and Wellington Blvd.*
- 6) *Provide architectural details on back sides of Seabiscuit Townhouse units backing on*

Cleveland. (Porches or roofs over back door, shutters on windows etc.)

Justin Beckner, of United Civil Design Group Representing Tru-Grit NOCO LLC, reviewed the PUD development for Lot 10 Wellington Pointe Subdivision.

He presented the following changes to the project.

- No parking along Arkle Way. All unit except on the south side of Seabiscuit are 2-car garages. There are 91 on street stalls available for street parking in the residential area which makes approximately 321 stall with the inclusion of driveways and garage parking.
- They removed two units next to the Pocket Park to increase the size to .48 acres. The Developer wants to dedicate that land to the town for the park.
- Mr. Beckner commented on the amount of existing commercial property that is undeveloped within the town. Developer did not want to add any additional commercial area, but is still willing to build the first commercial building so there is available unit space for a business to move in.
- He pointed out the available parking for the commercial spaces.
- He addressed the recommendations on the right of way (ROW) and the issue of the back of the commercial facing Cleveland. He referenced the commercial projects in Fort Collins that have the backs of the commercial buildings facing the main streets including the renovation of the mall on College Ave.

There was discussion about the requirements for development of the park. Mr. Lorentzen suggested that the developer be responsible for putting in the equipment and then dedicated it to the town for maintenance. Commissioner Brinkhoff suggested a cash-in-lieu possibility for the development of the park. Mr. Beckner said he would have to check with the developer.

Chairman McCaffrey felt that more commercial should be placed along Cleveland. There was further discussion and Mr. Beckner said the current configuration was based on the location of the main sewer line. He pointed out that the curve in Highway 1 also starts at about the same location. He would consult with the developer about taking out 7 units west of the proposed commercial for an additional commercial lot.

Mr. Lorentzen showed where a trail needed to be along the south side of the development and that the requirement is that it tie into the park area. He mentioned that the purpose of the 10-foot trail is to accommodate bikes since there are not bike lanes on the streets. He said the requirement for open space is that it be usable.

Commissioner Dawdy asked if there was a report from the Fire Department about the width of the roads. Gary Green, of the Wellington Fire Protection District (WFPD) said their concern was with the width of the roads if parking is allowed on both sides. They need 24-foot width to get their equipment through the street. Mr. Beckner said the width of the street is 32-feet. Mr. Green said with the adjacent project (Westgate) they had to require the posting of a fire lane.

Mr. Lorentzen commented on the length of the driveways not allowing enough depth for a standard pickup truck to park without impeding over the sidewalk. Mr. Beckner said the footprint of the homes could be pushed back 2 ½ feet to allow for 20-foot driveways.

Chairman McCaffrey opened the meeting up to the public.

Peter Pronko, representing the Main Street Program, said this area is part of their district. He mentioned that in the work session there was discussion about limiting the amount of residential that is along Cleveland Avenue. He felt this development was contrary to what was discussed in the work session. The Main Street Program agrees with the staff recommendations.

Wendell Nelson, representing the Chamber of Commerce, said even though the commercial development has been slow in the last few years it has started to increase. He commented that more light industrial businesses are coming into town. He mentioned statistics regarding the increase in students in our school system. He said the increase in the population will push commercial development and this area is prime for that use.

Don Irwin, of 3490 Timberwolf Cir, pointed out that the length of the driveways would not be long enough to accommodate large pickup trucks. He mentioned the possible future development to the west for a school and the needed for sidewalks along Cleveland especially since the interior streets are private. He asked who would be responsible for the safety of the children in these homes if they have to utilize the streets for play. He questioned the request for less open space than the zoning code requires for residential development particularly since they are multi-family units. He quoted the zoning code with regard to PUD's and pointed out the requirements for open space and road. He quoted a comment from Mr. Lorentzen from the Board of Trustee meeting from April 26, 2016 on the possible reduction of water tap fees for multi-family and it was decided that the town was not interest in giving incentive to bring in compact or multi-family developments. He felt that there is already enough multi-family development proposed in the town and that it would cause additional traffic problems onto Cleveland as well as County Road 9. He suggested that the Planning Commission not approve this development.

Jack Sipes, owner of the several of the six-plex units, commented on the width of Arkle Way and the problems it will cause for access into drives on either side of this ally.

Mr. Beckner pointed out all the commercial land around town that is still vacant. He felt the reduced amount of commercial would still be sufficient for the local residents. He pointed out that the multi-family units on the south side of Seabiscuit that back onto "Cleveland" are at the point where Cleveland turns into Highway 1. He pointed out the landscape plan that showed the green area that would all be part of the calculation for open space. He would look into the width of Arkle Way.

Commissioner Brinkhoff said that the important issues are the street width for emergency vehicles, the ability to park off the street and not block the sidewalk and parking on only one side of the street.

Commissioner Dawdy asked about the amount of HOA due and prices of units. Mr. Beckner said he did not know how much the HOA dues would be and the units would go for around \$260,000.00 range.

Commissioner Brinkhoff asked about the trail along Cleveland. Mr. Beckner suggested having it as a condition so the process could move forward and allow him to check with the owner.

Chairman McCaffrey asked if there was a traffic study required for the access to Cleveland. Mr. Lorentzen said the original traffic study for the commercial property showed approximately 3 times as much traffic than the residential. Mr. Beckner said they would have a traffic study done for the final plat.

There was further discussion on the need for commercial. Mr. Lorentzen pointed out the commercial in town that had already been given up for other development. Mr. Beckner said he would have to check with the owner about increasing the commercial. He said he would suggest the change if they could have eight units and give up seven units.

Mr. Nelson felt there should not be a concession give for the building of a commercial lot. He felt it was better left as open space to be built for a specific use instead of trying to fit a use into the building. Mr. Lorentzen pointed out that in Boxelder Business Park they had to build shell building to get business interested in the properties. He said elevation of the commercial buildings should be submitted for the final plat.

Mr. Lorentzen said one item recommend was for some architectural details on the backs of the townhouses backing on to Cleveland. He suggested porches, roofs over back doors, or shutters on windows to break up the back walls.

Kareen Larson, of P.O. Box 1260 Wellington, commented on the Boxelder Business Park Development and said that once buildings were started they have received contracts on three additional lots.

Mr. Bridges commented on a possible restaurant for this property and has given the developer contact information.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER DAWDY SECONDED to approve the Preliminary Plat for the Southgate PUD with the following conditions based on staff recommendation. Increase the road width to 23-24 feet with parking on one side of street only, increase off street parking to 22.5 feet, add trail system on south side attaching to park, develop pocket park, details on the back walls of units backing onto Cleveland and increase the size of commercial along Cleveland by reducing residential units to eight. Roll call was taken and the motion passed Commissioner Macdonald voted against.

This would go to the Board on September 27, 2016.

NEW BUSINESS

1. Site Plan – O’Reilly’s Auto Parts – Lots 1, 2, and 3. Piatt & Breniman Addition

Staff Recommendations:

- 1) *Cedar Trees adequate size to shield adjacent residence from light over east door.*
- 2) *Applicant to widen Cleveland Avenue and relocated traffic signal for east bound right turn lane to meet CDOT requirements.*
- 3) *Detached sidewalks to be Six feet wide per arterial street standards.*
- 4) *Street Trees on 40 foot centers (except in sight triangles at intersections and driveways) to be added to street lawn between curb and sidewalk.*

Tim Uhrik, of Tait & Associated, Inc. representing O’Reilly’s Auto Parts, reviewed the location of the project and addressed the recommendations. He said the landscape architects will look at the type and caliper of the trees. Once they do the traffic study they will be able to determine if the traffic signal needs to be relocated.

Commissioner Brinkhoff asked for clarification on the traffic light. Mr. Lorentzen said the recommendation is for the developer to work with CDOT to meet their requirements for the location of the light with the expansion of the right hand turn lane. Mr. Uhrik said their traffic engineer is working with CDOT on the traffic study.

Commissioner Brinkhoff asked how they would design the north side of the building that faces Cleveland Avenue. Mr. Uhrik said the elevations were in the submittal and the original building was sheet metal and has been changed to block.

Gary Green, Fire Chief, said they have reviewed the site plans and have no issues. They will review the building plans when submitted.

Mr. Pronko referred to a letter submitted by the Main Street Program regarding the look of the north side of the building. They suggested more architectural features such as false windows to break up that wall. They also suggested pedestrian lighting, and benches along Cleveland. Mr. Lorentzen said since this is a site plan review the Planning Commissions responsibility is to make sure the design meets the code. He felt there was confusion about the zoning districts. The Downtown Commercial has higher architectural standards. This property is zoned Community Commercial and is a use by right, which is the same as along the west side of 6th street. It might be time to review the criteria on the standards for Commercial zones. He noted the submitted matches the other three corners of this intersection. He said with regard to the trees we have a requirement on the spacing, but not the caliper.

William Schneider, 3740 Cleveland Avenue, commented on the architecture of the O’Reillys Auto Parts on

the north end of Fort Collins that has more architectural detail than what is submitted for Wellington.

Mr. Nelson commented on how this property should blend in with the Downtown area with regard to the sidewalk and pedestrian amenities. He mentioned the installation of a conduit pipe for electrical and internet lines as well as irrigation for the trees. He suggested the window and an entrance on the north side of the building. He suggested the use of sod instead of mulch in the detached sidewalk area. He commented on the location of the trash receptacle and suggested it be put on the south side because the north side would be a maintenance problem in the winter.

Ms. Larson said it might be more inviting if they could have a corner entrance on the building. She felt that there was an underlying problem not associated with this project. The town does not have detailed building standards. It is not fair to push standards that the town does not have onto this builder.

Dave Michaelson, new director for Main Street Project, gave his background with work in small towns on this type of project. He agreed with Ms. Larson about the need for design standards. He offered to work with O'Reillys to help soften the look of the building with the landscaping. He pointed out some landscaping details that could be changed to help with looks and maintenance. Mr. Lorentzen pointed out that the material in the detached area is hydro seed mulch not mulch so it would be grass. Since there would be trees they are required to put in a watering system.

Lou Kinzli, property owner, agreed that it would be nice to add to the design on the north end of the building. He did not agree that this property should be required to do more than the other properties on this intersection. He pointed out the turn lane that would be added that will be taken out of this property.

Mr. Uhrig said the developer has already made concession with the reduction of space for the installation of the turn lane. They have exceeded the minimum standards to make the building fit the zoning requirements.

Commissioner Brinkhoff said this project does meet our requirement and they did upgrade to the block structure. He hoped they would consider the suggestion about the detail on the north side of the building.

Commissioner Dawdy liked the idea of the wider sidewalks and hoped they consider benches and planters. Mr. Lorentzen commented that the detached sidewalk is required as a safety barrier for the pedestrian. The landscaped area is about 30% where only 12% is required.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER MACDONALD SECONDED to approve the site plan for O'Reillys Auto Parts lots 1, 2 and 3, Piatt & Breniman Additions with staff recommendations. Roll call was taken and the motion passed unanimously.

TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- Increased interest in Boxelder Business Park lots.
- First building started in Wellington Business Center and infrastructure being installed.
- Building started in Bonfire Subdivision. Infrastructure is being finished.
- Sage Meadows still working on construction plans. Issues with who will provide the electrical because it currently is divided between two companies.
- Westgate project moving along and some units have already been sold.
- The Commission needs to look at design standards for all the commercial zoning as well as requirements for private streets. Also look at the boundaries of the downtown commercial zone.
- Wellington Downs moving forward with infrastructure and may be ready for construction this fall.

SCHEDULE WORK SESSION

Work session on commercial design standards at 6:30pm.

OTHER

None

COMMISSIONER MACDONALD MOVED AND COMMISSIONER BRINKHOFF SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 9:00pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC Deputy
Town Clerk