

TOWN OF COLUMBINE VALLEY
PLANNING AND ZONING COMMISSION
Minutes
September 9, 2014

PUBLIC HEARING: Commissioner Graham opened the PUBLIC HEARING, in the Town Hall, 2 Middlefield Road, Columbine Valley, and CO. at 6:30 p.m. The following members were present:

Commissioners: Sandy Graham, Bill Dotson, Greg Armstrong, Eric Chekal, Gary Miles, Bruce James, Steve Newkirk, Anne Larsen (A) and Mimi Kuchman (A)

Absent: Dale Irwin (A)

Also present: Lee Schiller, Phil Sieber, Brent Kaslon, Troy Carmann, and J.D. McCrumb plus 40+ citizens representing HOAs and the public.

STAFF REPORT: The Town Planner presented a report containing a summary of the Wilder Lane preliminary development plan and preliminary plat, and a summary of staff findings (see report); Troy Carmann presented the Town Engineer's Report. The presented report included addendums and corrections not previously distributed to the Commission.

APPLICANT PRESENTATION: Jay Neese introduced the Platt Canyon Partners LLC as himself, Tom Bradbury and Don Slack. Mr. Neese presented a brief history of the project and outlined the differences between the Wilder Commons version presented to the P&Z on April 8 and the new iteration being considered tonight. Mr. Slack reviewed the staff report, discussing at length items of note and steps taken (to be taken) by PCP to remedy concerns.

HOA and PUBLIC COMMENTS: Brian T, Augusta Drive

- Density too high on east side of development (Jurgelonis)
- Streets too narrow
- Rear setback of 10' not acceptable
- Finish of east(shared) boundary needs clarification

Roy Palmer, 56 Brookhaven Lane

- Concerned with architectural style
- Unclear of proposed finish materials of homes
- Concerned with high density and minimal parking
- Prefer stucco wall to cedar fence
- Question about what Developer Packet says

Cliff Owens, 42 Brookhaven Drive

- Dislikes density and architectural style

Jim Roller, 2 Village Court

- Asked if zoning would be changed; all will be rezoned to RPD

Bill Wieder, 5 Village Drive

- Density too high
- No off street parking
- Target market needs to be identified
- Flood plain questions

Kathy Boyle, 16 Fairway Lane

- Questioned traffic estimates

- No left turn onto PCR results in cut through traffic
- Must market as patio, not SFR

Ginny Rogliano, 15 Driver Lane

- Review of Master Plan calls for low density and “Compatible development”

Peggy Roberts, 13 Village Drive

- Likes the architectural style
- Surprised to see 2 story lots (clarified as only along north boundary)

Joe Young, 15 Village Drive

- Developer has been very forthcoming
- Concern with change in lot elevation as a result of regrading/drainage

Rich Gunlikson, 19 Village Drive

- Also concerned with elevating Lot 12 for draining

After requesting and receiving no further persons wishing to comment, Commissioner Graham closed the public comment portion of the hearing at 8:55 p.m.

10 MINUTE BREAK

Commissioner Graham called the Commission meeting to order at 9:05 p.m., in the Conference Room at Town Hall, 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Commissioners: Sandy Graham, Bill Dotson, Greg Armstrong, Eric Chekal, Gary Miles, Bruce James, Steve Newkirk, Anne Larsen (A) and Mimi Kuchman (A)

Absent: Dale Irwin (A)

Also present: Lee Schiller, Phil Sieber, Brent Kolson, Troy Carmann, and J.D. McCrumb

MINUTES: The minutes of the April 24, 2014 meeting were approved.

Commissioner Greg Armstrong reminded the Commission that he was a business partner with one of the developers in an unrelated project. He recused himself from voting on this development.

OLD BUSINESS:

- **Land Use Regulations:** Phil Sieber sought clarification on a portion of the Land Regs addressing building height consistency throughout Columbine Valley. The P & Z instructed Mr. Sieber that having all building heights at 28’ preferable. The P & Z also instructed Mr. Sieber to further clarify common open space requirements.

ACTION: upon a motion by Commissioner Dotson and a second by Commissioner Newkirk, the Commission unanimously approved setting a Public Hearing for consideration of the Revised Land Use Regulations for Tuesday, October 14, 2014 at 6:30 p.m.

NEW BUSINESS:

- **Wilder Lane Preliminary Plat and Plan:** The Commission discussed the proposed development

Commissioner Newkirk questioned the FEMA flood plain issue. Mr. Carmann clarified that Littleton's comments do not apply to the Wilder flood plain

Commissioner Miles asked what could be done to discuss/beautify the water detention pond at the Middlefield entrance. Mr. Carmann and Mr. Slack presented options.

Commissioner Dotson addressed the need for increased rear setbacks along the C.C. Villas. Asked about yard maintenance, including back and side yards. Mr. Slack indicated that the HOA would be responsible for all landscaping maintenance.

Commissioner Dotson asked about maintenance of shared wall with the C.C. Villas. Mr. Slack indicated discussions would take place, but considered shared surface maintenance, but not structural – would grant access for repairs.

Commissioner Dotson and Commissioner Newkirk asked about overflow and overnight visitor parking. Mr. Slack indicated that street parking was available and that each driveway would hold two cars.

Commissioner Newkirk reiterated his preference for HOA yard maintenance and suggested a prescribed pallet of materials.

Commissioner Miles asked about fencing along the Village boundary. Mr. Slack indicated that they would remove and replace existing fence, and would be responsible for maintenance on both sides. Slates would be horizontal, not vertical.

Commissioner Kuchman asked for clarification of two story homes. Mr. Slack indicated that they may not build any, but if they did would only do so on the four lots boarding the shopping center to the north.

Commissioner James asked for more specifics in architectural design. Requested full drawings of Middlefield entrance be presented at Final Approval.

Commissioner Larsen stressed the importance of listening to the public regarding Density.

Commissioner Chekal asked that detailed lot elevations be presented at Final Approval Wilder v. Village and C.C. Villas).

Commissioner Chekal also requested the concrete sidewalk be extended from entrance or open space north to shopping center.

Commissioner Graham asked if there were any additional comments or discussions, and hearing none called for action.

ACTION: upon a motion by Commissioner Dotson and a second by Commissioner James, the Commission approved (6 to 1, Larsen) the Wilder Lane Preliminary Plat and Plan with staff recommendations and the following conditions to be resolved prior to final approval:

- Water detention/quality ponds landscape plans
- Complete review of building setbacks: (15' at lots 1-5, 12-14, 23, 24) and,
- Site elevations comparing building heights between the Village and Wilder Lane and roof heights comparing the Village and Wilder Lane and Country Club Villas and Wilder Lane
- Detailed landscape plan of entrance fencing/monuments and landscaping along Middlefield Road
- Detail concrete path/sidewalk from Platte Canyon entrance/open space north to shopping center
- Better definition of architectural style and materials, including 4-5 actual front and rear elevations/rendering of models of homes to be built
- Commitment of HOA to maintain all open space including front and back yards and improvements on open space
- Conduct discussions with neighboring HOAs regarding maintenance of perimeter walls and fences. If no agreement is reached prior to Final conditions will be imposed.

EXECUTIVE SESSION: Upon a motion by Commissioner Newkirk and a second by Commissioner James, the Commission unanimously approved entering into executive session at 10:35pm.

RETURN TO THE RECORD: The Commission returned to the record at 10:40 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:41 p.m.

Submitted by,
J.D. McCrumb
Town Administrator