

1. **Call to Order** – The Planning Commission convened a regular meeting on April 25, 2019. Chairman Banzhaf called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Scott Banzhaf, Chairman, Kelsey Byron, Jan Dowker, Sean Murphy, and Dick Shepard. Jeff Butler arrived at 7:03.
Member absent: Pat Dillon
Staff Present: Curt Freese and Jill Wilson.
3. **Consent Agenda** – Minutes from meeting of March 28, 2019. Motion to approve by Commissioner Shepard. Seconded by Commissioner Murphy. Commissioners Banzhaf and Dowker abstained as they were not in attendance of the March 28, 2019 meeting. With all other commissioners in favor, THE MOTION CARRIED.
4. **The Village at Rose Farm Preliminary Plat-**
Mr. Freese presented the agenda item, which was a request for a preliminary plat on 8.67 acres known as Tract A of Rose Farm. The overall development would be comprised of 69 total dwelling units and would offer three different types of uses: single family, townhouses, and duplexes or paired homes. The current zoning was R-3 Multi-family, which allowed for the proposed zoning uses. In addition, the R-3 district also allowed 20 dwelling units per acre, which would result in a maximum density of 173 dwelling units. The proposed density was approximately a third of the density allowance and satisfied the zoning district standard. He mentioned that the project had 11.5% open space, which included a pocket park in the center and an additional garden/open space to the north along Spartan Avenue. In addition, the applicant planned to extend the 10-foot trail up to Spartan within a 30-foot buffer area along Berthoud Parkway. He explained that the proposed townhomes would be rear loaded fronting along Spartan, and the detached homes along Blue Bell and S. 10th Streets would also be rear loaded with the façade's fronting those streets. He remarked on the parking provided and explained that the interior streets would be private and owned/maintained by the HOA.

Lee Martin, Landmark Engineering, stated that also in attendance was Todd Gabriel, G2 Development. He explained that the proposal was intended to be a small, diverse, and walkable neighborhood with 69 units that offered product diversity. The internal streets would be private and noted that the amount of guest parking had been increased since the concept plan stage. He mentioned that the proposal was well below the density allowed in the R3 zoning district. He also stated that they incorporated the new identity standards.

Commissioner Banzhaf stated that the applicant had adapted the proposal from the comments received during the concept plan stage. He agreed that the condition of approval regarding fencing would be appropriate.

Commissioner Byron asked why an element point would be awarded when the Development Code already required a sidewalk/trail along a collector road.

Mr. Freese explained that the regional trail requirement was met when the Rose Farm development was approved, which this development was tying into. He noted that without the trail element, the proposal would already abide by the element points required.

Commissioner Byron noted having a safe route to school and wondered if there would be crosswalks provided.

Mr. Freese stated that Spartan was planned to be widened with a sidewalk, and the intersection would be improved. He stated that he would check on the status of the street improvement and make sure it was addressed during the Final Plat.

Commissioner Byron stated that she could not go forward on an assumption that the road would be improved to provide a safe route and asked that there be a concrete plan for improved crossings.

Commissioner Dowker agreed that the Town should look at the improvements on Spartan and 10th Street intersection.

Commissioner Banzhaf suggested to add an additional condition of approval that additional details be provided on pedestrian safety and sidewalk connections/crossings at the Spartan and 10th Street intersection. He also asked who would be responsible for the street/sidewalk improvements in front of the undeveloped property to the east of this proposal.

Mr. Freese stated that he believed the Town would be responsible for those improvements.

Commissioner Butler agreed the parking provided had improved since the concept plan. He asked if there would be no parking signs along Spartan Ave. for the rear loaded units.

Mr. Freese stated that it would need to be discussed by Town Staff prior to the Final Plat.

Commissioner Butler confirmed that the development would be strictly overseen by an HOA.

Mr. Freese replied yes.

Commissioner Butler wondered about the alley-loaded lot element.

Mr. Freese replied that the rear loaded lots allowed for aesthetics, which he interpreted would qualify for an element point. It was not so much as to require alleys but to encourage alley/rear loaded lots.

Commissioner Butler mentioned the concern of access and safety presented during the concept plan regarding the southwest lot off of Blue Bell and Berthoud Parkway.

Mr. Martin explained that the one lot on the southwest corner would have a side loaded garage, which faced Blue Bell. He pointed out that on the lots on the south of Blue Bell would have front facing drives, which were even further to the west. He remarked that Spartan Avenue would be widened enough to have a bike lane and parking lane, and parking along the road would be feasible and desirable.

Commissioner Butler agreed that there should be a fence fronting to Berthoud Parkway and felt that it should be consistent with the Rose Farm development to the south.

Mr. Freese stated that there were only two lots that fronted to Berthoud Parkway in Rose Farm and there were no specific conditions on those lots regarding fencing.

Commissioner Dowker reiterated that there would be trail connectivity.

Mr. Freese replied yes.

Commissioner Byron asked about handicap parking.

Mr. Martin stated that there was one space proposed by the community garden.

Commissioner Dowker appreciated that the concerns mentioned during the concept plan had being taken into consideration on the preliminary plat.

Commissioner Shepard stated that the parking concerns had been addressed and the traffic concerns would be considered by Staff. He stated that he would like some definitive answers at Final Plat regarding the street widening and safe routes to school. He felt that the development had been improvement from the concept plan and agreed that the fencing on Berthoud Parkway should be addressed at Final Plat.

MOTION by Commissioner Shepard to approve approval of the Village at Rose Farm Preliminary Plat as it satisfies the conditions of, Section 30-6-105 C, with the following recommendation:

1. Consideration of fencing options along Berthoud Parkway (staggered fencing, split rail, stepped privacy with columns, or similar fencing is recommended), for the Final Plat.
2. Consideration that details be provided on pedestrian safety and sidewalk connections/crossings at the Spartan and 10th Street intersection.

Seconded by Commissioner Butler.

Commissioner Byron voted against the MOTION.

With all other Commissioners in favor, THE MOTION CARRIED.

5. Reports

Mr. Freese stated that there would be a meeting regarding the Mountain Avenue Corridor Plan in late May or June.

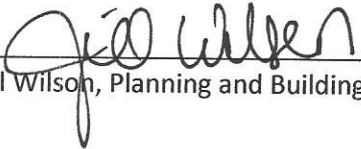
Commissioner Banzhaf asked for a future update on the Spartan Avenue extension.

Commissioner Dowker asked to review standards in the Development Code that seemed to require interpretation from developers and staff. She stated that she would like to make sure the Development Code was clear and met the expectations set in order to provide clear understanding for all parties involved (staff, developers, commissioners).

The Commissioners agreed that it would be beneficial to re-examine some of the Development Code standards and language.

Mr. Freese stated that a short study session could be scheduled.

Meeting adjourned at 8:16 p.m.



Jill Wilson, Planning and Building Technician



Kelsey Byron, Secretary