



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 14, 2020**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on September 14, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Tim Whitehouse
Berry Friedrichs
Rebekka Kinney
Eric Sartor
Linda Knaack

Absent: Troy Hamman

Town Staff Present: Cody Bird, Town Planner
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of June 1, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Friedrichs to approve the minutes as presented. Motion passed. 6-0

B. Meeting Minutes of July 13, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Friedrichs to approve the minutes as presented. Motion passed. 6-0

6. NEW BUSINESS

A. Preliminary Plat of Sage Meadows Second Subdivision

Cody Bird, Planning Director thanked everyone for their patience as we work through this new technology for the planning meeting by doing our meetings through the Zoom software. Bird reminded everyone that this item is a public hearing and that we would give the public time to talk. He also let the Commission know that the applicant was online with us.

Bird gave the following information:

- This property is about 36 acres located on the east side of Highway 1, about a half mile south of Jefferson Avenue.
- The property was annexed into the Town in 2016 and was concurrently zoned R-2.
- At the time it was going to be a continuation of Sage Meadows Subdivision.
- At Town staff's urging, the applicant has provided 2 commercial/public/civic parcels with the purpose of trying to transition from the single-family homes up to what town staff is recommending and encouraging to be a commercial corridor on Highway 1.
- Providing the 2 larger tracts on this plat provides a transition from the scale of existing single-family homes to the higher intensity commercial development anticipated to the north.
- To further transition from the larger lots to single-family detached residential properties, narrower lots are proposed to accommodate attached residential units. Attached dwelling properties transition on the rear or side property line from the adjacent commercial or detached dwelling to limit the visual impacts of the different housing types.
- The last piece of background information he shared was that this preliminary plat is presented with the assumption that in the future the applicant is going to bring forward a zoning request for this particular site. The reason for that request is our current zoning code simply does not have a provision that allows for this combination of commercial and residential densities.
- A PUD overlay zoning is proposed. The PUD and plat layout will support an overall density consistent with the R-2 zoning and will accommodate transitions to a higher intensity commercial scale development anticipated within this corridor and scaling down to the existing single-family development to the south. A variety of housing types and prices will be available.

Commissioner McCaffrey asked what the time frame for the developer was to get back to them if they changed their mind that they were not going to do commercial. Bird said that there really was no timeline for the developer to make a decision on that. This is why we would do the overlay.

Commissioner Whitehouse mentioned that based on the PUD it sounded like a great idea to give more flexibility to both the developer and the town.

Tom Dugan said that Cody had a great description of the project and this is just a continuation of the same subdivision that has been doing really well.

Daren Roberson said that he couldn't do this without Tom and Cody's help and if there were questions let him know. He also mentioned that there is non-potable water on the site.

Cody Bird also wanted to mention for the record that there was discussion about park and open space dedication requirements and actually encouraged the developer to not provide park space but rather to provide good solid pedestrian connections over to a few points that are within close proximity. He feels that it would be better to take the park fee instead of the dedicated park land.

Commissioner Sartor mentioned that some of the play equipment at Viewpointe park needed to be repaired and wondered if the money could be used for that. Bird said that the money is usually used for acquiring new park sites as opposed to equipment upgrades. Upgrades are typically operational budget line item but that it could certainly be talked about.

Daren Roberson mentioned that in Sage Meadows they will allow this subdivision into the pool and it will also have park equipment.

Commissioner McCaffrey closed the hearing and opened it for public comment.

While we were waiting for any public to raise their hand Bird said that for the record staff had not received any written or verbal communications regarding this request, either for or against.

Commissioner McCaffrey closed the meeting seeing there were no public comments or hands raised.

Commissioner Whitehouse made a motion to approve the preliminary plat of Sage Meadows Second Subdivision subject to staff comments and forward a recommendation of approval to the Board of Trustees. Commissioner Friedrich seconded. Motion passed 5-0 (Commissioner Sartor – Abstained)

B. Site Plan Review: Lot 4, Wellington Business Center

Bird said the second item is a site plan review for a commercial property. This is in the Wellington Business Center which is at the south end of town at the frontage road and Wine Cup Street. Bird mentioned the following about this site plan:

- The project was originally presented to the Town a couple of years ago as a phase commercial project. The first two buildings were completed about last year. The property owner and developer have stated an interest in moving on the next phase.
- The site plan that has been presented is for two lots that would be constructed. The first one, beginning as soon as possible with building permit and the second one would follow when finance allow for the developer to proceed.
- Both buildings are in lot five which is west of the existing buildings.
- They are presenting both on one site plan because of the shared parking.
- The site plan approval will be vested for three years and then they can construct their buildings anytime within that timeframe. If for any reason the site plan approval goes beyond the three years before they construct their buildings they would just have to come back through site plan review to make sure their plans are consistent with current town standards.

- These next two buildings are almost mirror images of the first two buildings.
- There has been no notification as to who the tenants will be. Which is fine.
- Need to point out that the engineering review comments on this particular site have not yet been completed so any approval by the Planning Commission would be to also be subject the engineering comments when provided.
- The existing site doesn't facilitate pedestrian movements to the front of those buildings very well. There is an existing sidewalk along Wine Cup and so staff is recommending that the approval include a condition that the sidewalk be extended into the site in crosswalks provided across the circulation aisles to facilitate getting pedestrians to the building front.
- Since there will likely be residential development to the west we are encouraging the applicant to consider those pedestrian connections as well as the landscape buffer along the west side of this site be increased.

Commissioner Whitehouse asked about the number of current buildings versus the number of total buildings. It looks like there are six in total but there are currently two built with only two being on this site plan. Bird showed his screen with the site plan and explained that there are still two additional building sites further south which will have to come to site plan review.

Commissioner Kinney asked with the potentially having residential over on the west side has there been consideration for additional lighting on long that street? Bird said the street is actually in the adjacent subdivision shown. So typically, this would be associated with the public improvement plans for the adjacent subdivision.

Commissioner Sartor asked how does that transition work here like what was talked about earlier for Sage Meadows? Bird said it seems that ten years ago or so the area was to be a subdivision but was changed to light industrial or highway commercial and so there is some overlapping which is basically resulting in a zero transition between the residential and commercial components. It's probably not preferable for the Town to do that. Moving forward but in this particular set of circumstances he thinks we've got to work with what we have.

Commissioner Friedrich was interested in the landscaping requirements for the commercial area. Bird said that the landscaping plan has the minimum requirements being met for the street trees, the site trees and the parking lot islands.

Commissioner Friedrich also wanted to know about the street lighting along Wine Cup and along the service road. Bird said he would need to look that up. Bird said he would drive by and look to see where there was lighting needed and let the engineers know to put it in their comments if needed.

Commissioner Whitehouse asked if we were allowing Deborah Maples since he had heard they wouldn't do well in the wind. Bird said that we have a short list of prohibited trees, but there are no Maples on that list.

Commissioner McCaffrey closed the hearing and opened it for public comment.

Melissa Whitehouse asked how the property was zoned. She didn't see it reference and is assuming it is zone C-3.

Commissioner McCaffrey closed the meeting seeing there were no more public comments or hands raised.

Commissioner McCaffrey asked Mr. Bird to address Mrs. Whitehouse question. Bird said that Mrs. Whitehouse is correct the property is zoned C-3 Highway Commercial.

Commissioner Whitehouse mentioned that this would then be going to the Town Board for final approval and Bird said that was not correct. This is a site plan review the Planning Commission is the first and only approval.

Commissioner Friedrichs wanted to know if they have any control over who the tenants would be. Bird said that no they didn't. As long as the tenants comply with the zoning requirements then they would be authorized to proceed. Neither the Planning Commission nor the board nor staff really gets involved in which business can go where. That is addressed with the zoning code. Friedrichs wanted to know what would not be allowed in the commercial area. Bird said it would be hard to nail down, but manufacturing. Bird said he knew that there was a drink powder mix business that was in one of the other buildings and received a conditional use approval. There will need to be tenant finish permits for each of the units so if there was concern it would come up at that time.

Commissioner Kinney made a motion to approve the site plans for Lot 4 and Lot 5, Wellington Business Center subject to staff comments and subject to engineering review comments. Commissioner Whitehouse seconded. Motion passed 6-0

7. ANNOUNCEMENTS

Bird said that since we didn't meet the first Monday of September that it made a short turn around public hearing for October but thought there might be site plan for the agenda. We are expecting at least one site plan. Another announcement is that we have hired a Planner II. Her name is Liz Young Winne. As soon as she is assigned to a case she will be coming and presenting at these meetings.

8. ADJOURNMENT

Commissioner McCaffrey asked if there was anything else. No reply was given so he said the meeting was adjourned at 7:21 pm.