CITY OF ARVADA

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
JUNE 22, 2021

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER**– By T.O. Owens at 6:15 P.M.

2. **MOMENT OF REFLECTION**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL OF MEMBERS**

   Those present: T.O. Owens, Michael P. Griffith, Andrew Gay, Patricia Connell, Doug Magee, Steve Hannan, Tim Knapp

   THOSE ABSENT

   None

   ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Carol Ibanez, Senior Planner; Jeremiah Bebo, Planner II; Allison Trembly, Manager of Communications and Marketing; Josie Suk, Manager of Dev. Systems and Administrative Services; Stephanie Wallace, Recording Secretary/Administrative Specialist; Abigail Ogg, Administrative Specialist

5. **APPROVAL OF MINUTES** – June 8, 2021. Mr. Knapp had a number of corrections. The minutes stand approved as corrected.

6. **GENERAL BUSINESS**

   None.

7. **REPORTS**

   None.

8. **PUBLIC COMMENT ON ISSUES NOT SCHEDULED ON AGENDA**

   None.

9. **PUBLIC HEARINGS**

   <u>Major Modification from the Land Development Code subsection 3-1-3-8 C.1.a for Caliber Collision, generally located at 6782 Fig Street</u>

Mr. Owens entered into the record the Staff Report dated June 22, 2021, affidavits of mailing and posting, and posting log.

Ms. Ibanez gave a brief overview of the project. The applicant is requesting approval of two major modifications, for motor vehicle repair and service. The property is zoned IL (Light Industrial), Ms. Ibanez explained that the applicant is requesting approval of a major modification from the land development code subsection 3-1-3-8 C.1.a which requires all vehicles being maintenance inside an enclosed building in addition the applicant is requesting a major modification from Land Development Code subsection 3-1-3-8 C.1.C to allow for outdoor vehicle storage be changed from 15 days to 30 days. This will accommodate vehicles that need a longer time to repair. Staff recommends approval; the applicant has provided a plan to provide screening and landscaping to shield the exterior storage. The neighboring properties in the area are of similar uses.

John Hauser and Garrett Goodlin, applicant, explained the site in more detail and the reasons for the requests.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

None.

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Owens asked the applicant if 30 days is long enough to store the vehicles on site. He stated his vehicle was recently in the shop and it took 45 days. He commented you don't want to be in violation of that zoning if it takes more than 30 days.

Mr. Hauser responded he appreciates that, because originally they asked for 60 days. He commented, typically if a vehicle is totaled it goes to a non-drivable facility.

There was further discussion with Mr. Owens, Ms. Ibanez and Mr. Hauser to increase the maximum days from 30 days to 60 days.

Mr. Hannan expressed his same concerns on the 30 days. He recommends having an amendment to the motion. He asked how much light pollution there would be from outside the storage lot.

Mr. Goodlin responded they provided a photometric plan with a site plan that met the Land Development Code lighting requirements.

Mr. Knapp asked about the lighting as well, how many light poles there will be on the site as well as attached to the building. He asked specifically how many lights are along the east side near the residential area.

Mr. Goodlin responded that there are 10 light poles with reduced lumens to meet the City requirements. He stated there are a total of 17 wall mounted lights, with only one on the east side with the two smaller poles.

Mr. Hauser stated Caliber Collision is not open at night; therefore we have no interest in lighting up the lot at night.

Mr. Knapp appreciated the clarification. He asked if the lights are on a motion sensor or on a dimmer.

Mr. Hauser responded they turn off at night. He stated they do have a video surveillance, but that's infrared and he believes there are motion detectors.

Mr. Knapp asked about the site elevation and if they are significantly lower in elevation.

Mr. Goodlin responded they are lower than the lots to the North.

Mr. Knapp asked what the difference is on the final grade of the building and the actual grade for the residential lots to the east of Eldridge.

Mr. Goodlin responded from our property, it is about three or four feet drop to the pavement.

Mr. Knapp confirmed that the pavement is about the same elevation as the residents.

Mr. Goodlin stated there is a rise up to the backyards.

Mr. Knapp asked how tall the light poles on the property are.

Mr. Goodlin responded approximately 20 feet tall.

Mr. Magee asked what the two prefabricated buildings will be used for, since they are not screened.

Mr. Hauser responded they are more of a covering and used as a detailing bay before the vehicle is picked up.

Mr. Magee asked Ms. Ibanez how many parking stalls are allowed in the light industrial and is it on a case by case basis.

Ms. Ibanez responded it was reduced down to 83 parking stalls.

Mr. Magee asked if there would be a requirement from the applicant to provide any kind of financial assistance that would eventually help develop Eldridge Street.

Ms. Ibanez responded yes, that is part of the final site plan.

Mr. Griffith asked if the facility does not operate at night, what are the hours of operation and is the facility open on the weekends.

Mr. Hauser responded he believes it opens from 7 am to 6 pm and closed on the weekends.

Mr. Griffith asked for clarification on if there were any requirements from the insurance company to light the parking lot at night when storing customer vehicles.

Mr. Hauser responded no, the storage parking area lights are on motion sensor and not on a dimmer.

Ms. Connell stated her questions were answered by the other Commissioners questions on the security of the facility.

Mr. Hauser stated this is a gated facility and has video surveillance.

Mr. Gay asked Ms. Ibanez if there could be any kind of instrumentation that could be installed east of the property on the side of Eldridge Street that would monitor paint fumes. The staff report showed specification that it's mitigated to 98%.

Ms. Ibanez responded from her understanding there is no smell coming out of the building.

Mr. Hauser stated the paint booth is in the building and vehicles are driven into the building. He discussed that the paint booth are high-tech and federally regulated. There are no fumes escaping the building; the garage door automatically shuts when the vehicles enter or exit. He stated there are many locations and over time, we have learned what the Community wants and paint booths are designed to mitigate air and noise.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

MOTION:
It was moved by Mr. Magee, that a Major Modification from the Land Development Code subsection 3-1-3-8 C.1.a for Caliber Collision, generally located at 6782 Fig Street, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 of the Staff Report.

DISCUSSION OF MOTION:

Mr. Magee commented that he appreciated the detail even though this is the preliminary plans with the narrative for the major modification. He stated he will be supporting the project.

The following votes were cast on the motion:
Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp
Those voting No: None
Those absent: None
The motion carried 7-0.

Mr. Owens explained that the motion carried.

Mr. Owens asked for a second motion.

MOTION:

It was moved by Mr. Magee, that a Major Modification from the Land Development Code subsection 3-1-3-8 C.1.c for Caliber Collision, generally located at 6782 Fig Street, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 of the Staff Report.

DISCUSSION OF MOTION:

Mr. Hannan offered a friendly amendment that the timeframe be extended from 30 days to 60 days.

Mr. Owens confirmed that this motion is for approval to amend the motion, with a 60 day window.

The following votes were cast on the motion:
Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp
Those voting No: None
Those absent: None
The motion carried 7-0.

Mr. Owens explained that the motion carried.

Conditional Use Application for Center Land at Indiana Business Park, generally located at 14763 W. 65th Way and 6595 Holman Street

Mr. Owens entered into the record the Staff Report dated June 22, 2021, affidavits of mailing and posting, and posting log. He asked if there are any additions or corrections to the staff report.

Mr. Bebo gave a brief overview of the project to allow light industrial uses within a new commercial/industrial flex building. Located in a CG zone district which is a commercial general zone district, the conditional use would allow the property owner to lease tenant spaces to businesses that would be defined as light industrial in the Land Development Code. The property consists of two separate lots representing approximately 3.15 acres. The proposed building is approximately 35,227 square feet and would contain a total of twelve tenant spaces, each with an overhead door. The architecture is designed to tie into the existing industrial, commercial flex building located immediately north of the site and would be designed to retain a commercial storefront character. Staff is recommending approval.

Jeff Weeder (representative with Galloway) gave an overview of the project and stated the Conditional Use will mimic the facility to the north. He explained the transparency and how they adjusted the customer entrances on both elevations. He stated they are trying to expand the use palette and explained this facility is not intended to operate with semi-truck deliveries. He stated this project is consistent with the comprehensive plan and the CG zoning district.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR
None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

None.

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Magee asked Mr. Bebo if this building could be built within a Commercial General zoning district even without a conditional use.

Mr. Bebo responded yes, it could meet the requirements for both the Commercial General and Industrial Light zone districts. He stated this application is strictly to allow them to market themselves towards light industrial tenants. He commented that this area, previously under the old Land Development Code, was zoned PUD-I, but these two lots in particular were split zoned. Half was PUD-BP for commercial and the eastern lot was PUD-I. He stated with the new update of the Land Development Code it was rezoned to CG, adding light industrial as a Conditional Use.

Mr. Magee commented that Mr. Weeder did a great job in explaining that they want to expand their palette of what they could offer with this building.

Mr. Gay asked if the height of the proposed building is the same as the existing building to the north.

Kenny Lombardi, the applicant, responded yes, the buildings are virtually similar in height, just a little more modern with some brick façade. He addressed Mr. Magee comment, on the type of tenants that will be here. He stated several of the tenants that are in the existing building fit into the light industrial use, three of which are high tech manufacturing. They are looking for more of the high tech type manufacturing tenants.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

MOTION:

It was moved by Mr. Magee, that a Conditional Use Application to allow light industrial uses within a new commercial flex building located in a CG (Commercial, General) zoning district for Center Land at Indiana Business Park, generally located at 14763 W. 65th Way and 6595 Holman Street, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 8 & 9 of the Staff Report.

DISCUSSION OF MOTION

None

The following votes were cast on the motion:
Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp
Those voting No: None
Those absent: None
The motion carried 7-0.

Mr. Owens explained that the motion carried.

10. **OTHER ITEMS**

Mr. Owens asked Staff if there are any items to consider.

There was discussion from Mr. Smetana that there is an upcoming APA Colorado conference September 8-10 in Keystone and two Commissioners are able to attend if they wanted. It was decided that the Commissioners will decide and let Josie know who will be attending.

Mr. Smetana stated that there are no items scheduled for the July 20, 2021 meeting, so July has no meetings.

It was moved by Mr. Owens to cancel the Planning Commission meeting on July 20, 2021, as there are no items on the agenda.

The following votes were cast on the motion:
Those voting Yes: Owens, Griffith, Gay, Connell, Magee, Hannan, Knapp
Those voting No: None
Those absent: None
The motion carried 7-0.

Mr. Smetana stated the next meeting will be August 3rd and that will be our first in person meeting.

Mr. Stachelski states there will not be a workshop, dinner will be provided so everyone could meet Mr. Gay and Mr. Knapp in person.

Mr. Owens took a moment to speak on behalf of the Commission on the tragedy that happened in Arvada with Officer Beesley. He stated the Commission and Staff have the family in our thoughts and prayers.

11. **ADJOURNED** at 7:12 P.M.

T.O. Owens, Chair

Patricia Connell, Secretary

Stephanie Wallace, Recording Secretary