PLANNING COMMISSION
Minutes of Meeting
May 20, 2021

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair LARSON at 7:00 p.m. This meeting was held virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, the City previously approved this meeting format in order to continue with normal business amid the COVID-19 pandemic and the related public emergency orders promulgated by the State of Colorado and the Wheat Ridge City Council. Before calling the meeting to order, the Chair stated the rules and procedures necessitated by this virtual meeting format.

2. ROLL CALL OF MEMBERS

Commission Members Present:

Kristine Disney
Ari Krichiver
Daniel Larson
Janet Leo
Scott Ohm

Commission Members Absent:

Melissa Antol
Will Kerns
Jahi Simbai

Staff Members Present:

Lauren Mikulak, Planning Manager
Stephanie Stevens, Senior Planner
Tammy Odean, Recording Secretary
Jordan Jeffries, Civil Engineer

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner DISNEY and seconded by Commissioner OHM to approve the order of the agenda. Motion carried 5-0.

5. APPROVAL OF MINUTES – April 15, 2021 and May 6, 2021

It was moved by Commissioner LEO and seconded by Commissioner OHM to approve the minutes of April 15, 2021, as written. Motion carried 5-0.

It was moved by Commissioner LEO and seconded by Commissioner OHM to approve the minutes of May 6, 2021, as written. Motion carried 5-0.

6. **PUBLIC FORUM** (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. **PUBLIC HEARING**

A. **Case No. WZ-21-01:** an application filed by Davis Partnership Architects on behalf of SCL Health for approval of a Specific Development Plan (SDP) for the construction of a 630,000 square foot hospital and parking garage on 26.93 acres for a property zoned Planned Mixed Use Development (PMUD) and located at the northeast corner of West 40th Avenue and Clear Creek Drive (Planning Area 1 of Clear Creek Crossing).

Ms. Stevens gave a short video presentation regarding the Specific Development Plan and the application. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case. There were also two letters of support received on May 20, 2021 and Ms. Stevens entered them into the record.

Steven Chyung, SCL President
Applicant

Mr. Chyung gave a brief video presentation explaining SCL's vision for the new hospital campus.

Commissioner DISNEY inquired if there will be noise emitted from the oxygen tank located at the utility plant adjacent to the hospital.

Mr. Chyung said supplying medical oxygen to a hospital is critical and he mentioned there is no compressor or other operating equipment that will create any noise.

Commissioner OHM asked if the Building Division will ever approve the CDs for permit, prior to receiving approval on the SDP.

Ms. Stevens clarified that the Planning Commission is the last step of the SDP process and because permits are starting to come in, we have made it clear that the

SDP needs to be approved first; and added that the only permit that has been approved is for over-lot grading. She said over-lot grading needed to be done to get the property out of the flood plain to accommodate any development on this property.

Commissioner OHM also inquired about the fuel tank in the northeast corner of the site and asked if there are any concerns with it being close to storm drains, if it were to leak.

Mr. Jefferies mentioned that the fuel tank has been moved directly east of the utility plant and the nearest storm drain is 40-50 feet away and there should not be any issues.

Commissioner OHM then asked about the enlarged landscape plan sheet and what the minimum tree lawn width will be and if there were any variances requested.

Ms. Stevens said the narrowest portion is along Clear Creek Crossing Drive and is 6 ½ feet with the widest being 8 ½ feet. She added that there were no variances, but modification to the Design Pattern Book to accommodate plant species.

Lynn Moore, Davis Architects
2901 Blake Street, Denver

In response to a question about how to effectively water a 6 ½ foot section of lawn, Ms. Moore explained that the lawn will be watered through a spray system and the lawn will be Texas blue grass which requires 40% less water.

Commissioner OHM asked about the landscape buffer between the hospital and Outlook Apartments.

Ms. Moore commented that there was a modification requested resulting in a 15-foot buffer due to a tight site and the need to have adequate access for the Fire Department.

In response to a question regarding sidewalk access, Ms. Moore said options are being looked at to open up areas through landscaping to make a walk thru.

Commissioner LEO asked how many beds are currently at Lutheran Hospital.

Mr. Chyung said there are 338 licensed beds at Lutheran Hospital.

Commissioner LEO question if there is any room for expansion since the number of licensed beds is dropping to 210.

Mr. Chyung said there is room for growth and the capacity has been studied.

Commissioner KRICHIVER inquired if there will be direct access from the apartment parking lot to the hospital parking lot and, if so, if the traffic flow will be diverted away from the residential areas.

Ms. Stevens said yes there will be connectivity, but directional signage will be incorporated to limit users. She explained there needs to be interconnectivity for the multi-family residents and fire access. Ms. Mikulak added that the multi-family development is located at the dead-end of Clear Creek Drive, so more cars will be driving out of that area than driving through it from the signalized intersection Clear Creek Drive and 40th.

In response to a question regarding patrons parking at the multi-family site as opposed to the hospital site, Ms. Stevens said the multi-family parking will be permit parking only.

Commissioner KRICHIVER also asked how many points of ingress/egress there are from the main road to the parking area and if it is sufficient amount.

Ms. Stevens explained there will be one off of Clear Creek Drive and two off of 40th Avenue also including multiple points of access for pedestrians. She added the access points are sufficient.

Commissioner LARSON asked if there is access from Youngfield by 40th Avenue under I-70.

Ms. Stevens confirmed this to be true.

Commissioner LARSON also inquired about where the stormwater runoff will go.

Mr. Jefferies explained there is regional water quality pond directly north of the hospital and that is where the storm water will be directed. After being treated it will discharge to Clear Creek.

PUBLIC COMMENT

Tyler Carlson, Evergreen Development
1873 South Belaire Street, Ste. 1200, Denver

Mr. Carlson introduced himself as the master developer of Clear Creek Crossing and mentioned he is excited to see the hospital reach this stage. It is an important anchor of the project and he likes the design.

Lindsay Burney, Resident
3880 Garrison Street, Wheat Ridge

Ms. Burney mentioned she is also excited about the new development at Clear Creek Crossing and is in favor of the project.

Mark Omilian, Resident
10495 West 35th Place, Wheat Ridge

Mr. Omilian said he is excited about this project and the addition to the community and is very supportive.

Robert Place, Evergreen Multifamily Development
3371 Cranson Circle, Highlands Ranch

Mr. Place introduced himself as the developer of the adjacent multifamily apartments and mentioned he is exceedingly pleased and is in full support of the connectivity between the hospital and multi-family.

Commissioner LARSON closed the Public Comment.

It was moved by Commissioner OHM and seconded by Commissioner LEO to APPROVE Case No. WZ-21-01, a request for approval of a Specific Development Plan for the construction of a 630,000 square foot hospital and parking garage on property located at the northeast corner of West 40th Avenue and Clear Creek Drive within Planning Area 1 of Clear Creek Crossing, for the following reasons:

1. **The specific development plan is consistent with the purpose of a planned development, as state in Section 26-301 of the Code of Laws.**
2. **The specific development plan is consistent with the intent and purpose of the outline development plan.**
3. **The proposed uses are consistent with those approved by the outline development plan.**
4. **All responding agencies have indicated they can serve the property with improvements installed at the developer's expense.**
5. **The specific development plan is in substantial compliance with the applicable standards set forth in the outline development plan and with the City's adopted design manuals.**

With the following conditions:

1. **The technical corrections requested by Planning related to labels and notes shall be addressed prior to SDP recording and prior to issuance of any building permit.**

2. **The developer shall enter into a development agreement with the City to be recorded with the County Clerk & Recorder, and associated financial guarantee shall be provided, prior to issuance of building permits.**
3. **Prior to commencing horizontal or vertical construction, civil construction drawings shall be approved, and appropriate permits shall be obtained.**
4. **Building permit submittals shall be consistent with the SDP.**

Commissioner OHM thinks the 6 ½ foot wide turf area is not sufficient and thinks 8 to 10 feet should be considered with more plants and a drip system. He added he appreciates the work being done by the landscape architects.

Commissioner LEO mentioned she is in favor of the project but has concerns for the size of the hospital having too few beds.

Commissioner LARSON commented that the level of attention to detail on this SDP is commendable.

Motion carried 5-0.

8. OLD BUSINESS

9. NEW BUSINESS

A. Upcoming Dates

- No June 3 meeting; June 17 next Planning Commissioner Meeting

B. Project and Development Updates

- Ms. Mikulak shared part of the Lutheran Virtual Tour that is found on whatsupwheatridge.com and mentioned the next public meeting is scheduled for June 10 from 6:30-8pm.

- Short Term Rental Ordinance was approved by City Council and licensing started on May 1.

- June 7 will be the first in-person Study Session. Planning Commission will return shortly after and explained the publishing details to come.

- Commissioner LEO asked about the property on 44th Avenue and Kipling Street. Ms. Mikulak explained they have an approved concept plan and

have recently conducted a pre-application meeting for subdivision so far and is not aware of their timing.

- Commissioner OHM inquired if there has been any thought to pedestrian/bicycle traffic on the Clear Creek Trail for fear of it becoming congested. Ms. Mikulak commented that this would be a question for Parks and Rec and that parkland fees in lieu can be used towards trail infrastructure.

10. ADJOURNMENT

It was moved by Commissioner LEO and seconded by Commissioner DISNEY to adjourn the meeting at 8:30 p.m. Motion carried 5-0.

Dan Larson, Chair

Tammy Odean, Recording Secretary