PLANNING COMMISSION
Minutes of Meeting
November 18, 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 in person and 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:	Melissa Antol Kristine Disney Will Kerns Daniel Larson Janet Leo Jahi Simbai
Commission Members Absent:	None
Staff Members Present:	Lauren Mikulak, Planning Manager Stephanie Stevens, Senior Planner Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner ANTOL and seconded by Commissioner LEO to approve the order of the agenda. Motion carried 6-0.

5. APPROVAL OF MINUTES – October 21, 2021

It was moved by Commissioner DISNEY and seconded by Commissioner LEO to approve the minutes of October 21, 2021, as written. Motion carried 4-0-2 with Commissioners ANTOL and KERNS abstaining.

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-21-12:** an application filed by Jacob Hill for approval of a zone change from Residential-One (R-1) to Residential-One B (R-1B) for a property located at 9605 West 38th Avenue.

Commissioner LARSON mentioned that this case has been rescheduled to a later date.

B. **Case No. WZ-21-10:** an application filed by 2nd Chance Homes, Inc. for approval of a zone change from Commercial-One (C-1) to Mixed Use-Commercial (MU-C) for a property located at 12100 West 44th Avenue.

Ms. Stevens gave a short presentation regarding the zone change 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.

Commissioner KERNS asked about the lake behind the property and if there is any trail access to it or the Clear Creek Trail.

Ms. Mikulak remarked that informal access is down Van Gordon Street.

Commissioner DISNEY thinks the amount for rent seems high for a workforce housing and wondered how it will be determined it will be workforce tenants renting units.

Ms. Mikulak noted that during the neighborhood meeting it was mentioned that the rents will be below market rate.

Mark Nemger, applicant
1085 Locust St., Denver

Mr. Nemger introduced Eric Boogaard.

Eric Boogaard, applicant
2732 Elk Stone Ct., Colorado Springs

Mr. Boogaard mentioned that rents will be determined by the market and will be market rate (as opposed to deed-restricted affordable).

Commissioner ANTOL asked for clarification of the building height.

Ms. Stevens said they are limited to 62 feet in height. Ms. Mikulak noted that the maximum height is for new construction only. Mr. Nemger added that the current building height is 47 ½ feet.

Commissioner SIMBAI asked for more information about 2nd Chance Homes.

Mr. Boogaard mentioned that he and his partner have been in real estate for a combined 30 years in the multi-family arena and primarily in the investing side. After seeing the need for housing, they started their first project about 1 ½ years ago in Colorado Springs; second project in Pagosa Springs; with a few other prospective projects in Glenwood Springs. He added there was a project in Fountain, but it was not a conversion.

Stuart Sloat, applicant
2211 N Corona St., Colorado Springs

Mr. Sloat mentioned that a few projects have been in disrepair and needed to be revitalized.

Commissioner LARSON asked if ownership has been transferred yet for this property.

Mr. Boogaard said the closing took place the week prior.

Commissioner LARSON inquired about the renovation process from 108 units to 100 units.

Mr. Boogaard gave an extensive description of the renovation process, starting with as-built drawings of the building by an architect who figures out the layout. He mentioned a couple of the smaller units will be combined into 1-bedroom units and others will remain as studio units; common areas being turned into 2-bedroom unit; all units will also have kitchens. He added they are hoping to have storage for tenants on the lower floors.

In response to a question about the Property Management team, Mr. Boogaard said Atlas Management will be managing the property and they have worked with them before and are local from Denver.

Public Comment

No one wished to speak

Commissioner KERNS supports workforce housing and thanked the applicants.

Commissioner LEO thinks this project is a good idea.

Commissioner DISNEY mentioned she is in favor of this project.

Commissioner SIMBAI also likes the project but has 3 concerns: 1) 2nd Chance Homes website did not give a lot of information, 2) the outcome for long-term residents, 3) the height of a building if this property owner sells.

Commissioner ANTOL said she is excited to see activity and investment on the 44th Avenue corridor and supportive of repurposing the hotel for housing.

Commissioner LARSON agreed with all other Commissioners thoughts in supporting the project and noted to the developer and management company that the property historically had a poor reputation and upkeep.

It was moved by Commissioner SIMBAI and seconded by Commissioner KERNS to recommend APPROVAL of Case No. WZ-21-10, a request for approval of a zone change from Commercial-One (C-1) to Mixed-Use Commercial (MU-C) for property located at 12100 West 44th Avenue, for the following reasons:

1. **The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
2. **Utility infrastructure adequately services the property.**
3. **The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan and consistent with the character of the West 44th Avenue.**
4. **The zone change will provide additional opportunity for reinvestment in the area.**
5. **The criteria used to evaluate a zone change supports the request.**

Motion carries 6-0.

8. OLD BUSINESS

9. NEW BUSINESS

A. Commissioner LARSON encouraged any resident of Wheat Ridge to consider applying for Planning Commission in Districts I & II. He also reminded all residents about the City's Annual Holiday Celebration on December 4 from 3-6:30pm on 38th Avenue between Upham Street and High Court.

B. Upcoming Dates

Ms. Mikulak informed the Commissioner that there will be no December 2 meeting, but the December 16 meeting will be used to hear cases.

C. Project and Development Updates

Ms. Mikulak mentioned that City Council recently had a study session regarding affordable housing strategy. She also mentioned that the last permits were issued for the last buildings at Yarrow Gardens, now called Westridge Row Homes by Thrive at 44th and Yarrow. Ms. Mikulak noted that the bowling alley at Gold's Marketplace will be opened as a brew pub bowling alley.

Commissioner ANTOL asked if the City is exploring any regulatory refinements with regards to affordable housing.

Ms. Mikulak said the expectation is the plan will include a menu of tools to support affordable housing.

Commissioner LARSON inquired about the work being done at 38th and Kipling next to Starbucks.

Ms. Mikulak mentioned this site will be a single story two-unit building, possible service, or retail oriented.

Commissioner LARSON asked about Oak Street by Medved and the new warehouse and why the street is not full width.

Ms. Mikulak clarified that it is typical to shrink the crosswalk distance at intersections but will look into it.

Commissioner ANTOL also asked about the work being done just south of the Rec Center.

Ms. Mikulak said it will be a Christian Bros. minor auto repair shop.

10. ADJOURNMENT

It was moved by Commissioner LEO and seconded by Commissioner DISNEY to adjourn the meeting at 7:53 p.m. Motion carried 6-0.

Dan Larson, Chair

Tammy Odean, Recording Secretary