PLANNING COMMISSION
Minutes of Meeting
July 20, 2023

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair DITULLIO at 6:32 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology.

2. ROLL CALL OF MEMBERS

Commission Members Present:	Jerry DiTullio Will Kerns Daniel Larson Janet Leo Patrick Quinn Julianne Stern
Commission Members Absent:	Kristine Disney Jonathan Schelke
Staff Members Present:	Lauren Mikulak, Community Development Director Jana Easley, Planning Manager Alayna Olivas-Loera, Planner I Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by consensus to approve the order of the agenda.

5. APPROVAL OF MINUTES – May 18, 2023

It was moved by Commissioner LARSON and seconded by Commissioner LEO to approve the minutes of May 18, 2023, as written. Motion carried 5-0-1 with Commissioner 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-23-05:** an application filed by Ville 4735, LLC for approval of a zone change from Commercial-One (C-1) to Mixed Use-Commercial Interstate (MU-C Interstate) on property located at 4735 Kipling Street.

Chair DITULLIO opened the public hearing.

Ms. Olivas-Loera 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 LARSON asked about the number of parking spaces required.

Ms. Olivas-Loera explained that the MU-C zone district requires 1 space per unit in residential areas. She added this site is over parked with more than 100 spaces currently.

In response to a question from Commissioner DITULLIO about the drive aisle between Larson's Ski and Sport and the Crab Shack, Ms. Olivas-Loera confirmed the drive aisle is owned by the motel and it is prescriptive easement for patrons of the 2 businesses to drive on. Ms. Mikulak added that the zoning will not impact the easement and will continue until modified.

Commissioner DITULLIO asked the applicant if he is aware of CDOT doing some redevelopment on the intersection at Kipling Street and West 48th Avenue.

Keith Warburton, applicant
244 E. Stonebridge Dr., Draper UT

Mr. Warburton mentioned he is aware of future redevelopment by CDOT but still plans on building more units.

Public Comment

Pat Cervera, resident
10721 W. 45th Ave.

Ms. Cervera mentioned she had concerns about only 1 space of parking per unit which could lead to possible street parking, and she inquired about plans.

Ms. Mikulak explained there is no street parking allowed in the area and that will not be changing, and Ms. Olivas-Loera added that this is the rezone phase of the project, and the site plan will be reviewed at a later date.
Commissioner DITULLIO closed the Public Comment.

Commissioner LARSON asked if the motel is currently occupied.

Mr. Warburton confirmed it was about 70% occupied at the time of purchase and staff is trying to clean up the site and get items into compliance. He added he has applied for a hospitality license so the property can continue to run as a motel through the rezone and building permit processes.

There was more discussion by Commissioner LARSON and the applicant not pertinent to the rezone case being looked at this evening and Mr. Warburton is committed to his vision moving forward.

Chair DITULLIO closed the public hearing and asked for a motion.

It was moved by Commissioner LEO and seconded by Commissioner KERNS to recommend APPROVAL of Case No. WZ-23-05, a request for approval of a zone change from Commercial-One (C-1) to Mixed Use-Commercial Interstate (MU-C Interstate) for property located at 4735 Kipling Street, 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.**
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 carried 6-0.

B. **Case No. ZOA-23-08:** An ordinance amending Chapter 2 and Chapter 26 of the Wheat Ridge Code of Laws, concerning the City's subdivision review requirements.

This item was published but is not ready and is being rescheduled to August 17, 2023

8. NEW BUSINESS

A. Ms. Mikulak introduced Jana Easley as the new Planning Manager. Ms. Easley mentioned she is excited for the opportunity and looking forward be back in a small community.

Ms. Mikulak also mentioned Jeff Hirt one of the City's Senior Planners has moved to Louisville to be their new Planning Manager and she wished him well. She also added that Steve Nguyen has decided to retire after 40 years with the City.

B. Project and Development Updates

Ms. Mikulak gave an update on the Wadsworth Widening Project and mentioned the north bound lanes will be moving to the new concrete soon and once the middle work is complete then the south bound lanes will shift there. She added that we are still about a year out from completion.

Commissioner LARSON inquired about the commercially zoned areas around the Kipling/I-70 interchange and asked if the City can rezone that area to allow more options of development.

Ms. Mikulak mentioned currently there is no subarea plan in this area and the City is hoping to explore this with property owners in the area. She also explained the extended stay licensing code.

Commissioner Quinn mentioned he is happy to be a part of the Commission and thanked staff for all the information given to him to prepare for tonight's meeting.

Commissioner LARSON said he is looking forward to the Comprehensive Plan update.

9. OLD BUSINESS

10. ADJOURNMENT

It was moved by Commissioner Quinn and seconded by Commissioner LEO to adjourn the meeting at 7:19 p.m. Motion carried 6-0.

Jerry DiTullio, Chair

Tammy Odean, Recording Secretary