PLANNING COMMISSION
Minutes of Meeting
March 3, 2022

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair LEO 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 hybrid meeting format. The Chair also welcomed 3 new members to the Commission.

2. ROLL CALL OF MEMBERS

Commission Members Present:	Jonathan Schelke Jerry DiTullio Kristine Disney Julianne Stern Melissa Antol Will Kerns Janet Leo
Commission Members Absent:	Daniel Larson
Staff Members Present:	Lauren Mikulak, Planning Manager Scott Cutler, Senior Planner Rocky Macsalka, Civil Engineer II Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. **APPROVAL OF MINUTES – February 17, 2022**

It was moved by Commissioner KERNS and seconded by Commissioner ANTOL to approve the minutes of February 17, 2022, as amended. Motion carried 4-0-3 with Commissioners DITULLIO, SCHELKE and STERN 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-21-11:** an application filed by Evergreen Development Co. for approval of a Specific Development Plan (SDP) for multifamily apartments on a property zoned Planned Mixed-Use Development (PMUD) and located at 4051 Clear Creek Drive (west side of Clear Creek Drive and north of W. 40th Avenue).

Mr. Cutler gave a short presentation regarding the Specific Development Plan and the application. He entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. He stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Christine McRight, applicant
1873 S. Bellaire, Denver

Ms. Mc Right gave a brief presentation regarding the Specific Development Plan and multifamily apartments.

In response to questions from Commissioner DITULLIO, Ms. McRight said that single family and patio homes were not considered for this site and the rents range for 1- and 2-bedroom apartment from $1750-$2200 per month and are not for purchase. She mentioned that the units are market rate but at least half of the units are considered work force housing intended for 80%AMI. She added that no tax dollars have been used to supplement the development.

Commissioner STERN inquired about the pedestrian connections across the site.

Ms. McRight confirmed there is connectivity across the site as well as to other areas within Clear Creek Crossing, including access to Clear Creek Trail.

Commissioner STERN also asked if units will be designed with Universal Design Principles.

Jeff Wikstrom, applicant

152 Willow Leaf Drive, Littleton

Mr. Wikstrom explained that the standard per the building code is to provide 2% of the units as fully accessible, adding that all the ground units will have ADA width doorways and accessible routes. He noted that the first phase is more accessible because it is served by elevators.

Commissioner KERNS asked what the access in the southeast corner of the property leads to and asked to have the jog in the property line on the southwest corner explained.

Ms. McRight clarified the southeast access is shared access with Brandt Hospitality and the jog is related to the adjacent Coors-owned property and the development's sanitary sewer easement. She added that at the jog there will be a gate to allow access to ponds and easement.

Commissioner DITULLIO asked who the owner of the apartments will be.

Ms. McRight explained Evergreen will be the owner but might eventually sell.

Public Comment

No one wished to speak.

It was moved by Commissioner DISNEY and seconded by Commissioner KERNS to APPROVE Case No. WZ-21-11 a request for approval of a Specific Development Plan for a 250-unit apartment development on property located at 4051 Clear Creek Drive withing Planning Area 9 of Clear Creek Crossing and zoned Planned Mixed-Use Development (PMUD), 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 condition:

1. **Staff shall verify consistency between the SDP and plat prior to recording.**

Motion approved 7-0.

8. OLD BUSINESS

9. NEW BUSINESS

A. Election of Officers

Ms. Mikulak gave a brief explanation of the voting process.

Commissioner ANTOL was voted in as Chair
Commissioner DITULLIO was voted in as Vice Chair

B. Upcoming Dates

Ms. Mikulak mentioned the next Planning Commission will be March 17 and there will be 3 cases to hear.

C. Project and Development Updates

Ms. Mikulak informed the Commission of a joint meeting between Let's Talk and the 44th Avenue Subarea Plan which had a good turnout for the in-person meeting. She encouraged the Commissioners to let people know to go online to take a survey and participate in a mapping activity.

Ms. Mikulak also mentioned that Foothill Credit Union in Clear Creek Crossing is very close to getting their CO, with final inspections happing soon. She also added that the industrial building near Medved is also moving along pretty well.

Commissioner DISNEY asked if the Edison apartments are fully rented. Ms. Mikulak said she thinks they are very close to being full and would check on it.

Commissioner KERNs asked about the building near the Recreation Center and what it will be. Ms. Mikulak clarified it will be Christian Brothers Auto Center.

Commissioner DITULLIO raised the issue of bulk plane. Ms. Mikulak explained the current code in which bulk plane applies in limited situations and she described that City Council had discussed the topic in study session in 2021. It is slated for continued discussion later in 2022. Commissioner DITULLIO made a consensus that Planning Commission encourages City Council to discuss bulk plane in study

session sooner than later and have it move forward in a timely manner. The consensus was approved.

10. ADJOURNMENT

It was moved by Commissioner DISNEY and seconded by Commissioner KERNS to adjourn the meeting at 8:04 p.m. Motion carried 7-0.

Melissa Antol, Chair

Tammy Odean, Recording Secretary