# Record of Proceedings City of Lafayette Planning Commission Wednesday, September 25, 2013

Chairperson Patzer called the meeting to order at 7:00 p.m. Those in attendance included: Chairperson Patzer and Commissioners Benson, Godfrey, Knuth, Nickell and Steinbrecher.

Absent: Vice Chair Wong

Staff present included Planning Manager Karen Westover, City Engineer Peter Johnson, Planner Roger Caruso, and Recording Secretary Michelle Verostko

# II. Items from the Public Not on the Agenda

None.

## III. Scheduled Items

## A. Trails at Coal Creek Sketch Plan Review

Planner Roger Caruso entered the staff report into the record. He stated this application is a request for sketch plan review approval for a 315 single-family residential subdivision located west of and adjacent to Highway 287 and north and south of Coal Creek. He reviewed the public notification process and he explained the two public meeting review process.

Mr. Caruso explained the purpose and intent of the sketch plan review. He used an aerial picture of the area to show the location of the project and reviewed the surrounding uses of the property. The proposal is for a 315 single-family residential subdivision called Trails at Coal Creek. The property is divided by Coal Creek. For now, the northern section is referred to as Area 1 and the southern section as Area 2. Area 1 contains 50.19 acres, and is located east of the Centaur Village subdivision and south of the Whispering Meadows and Village East Townhouses subdivisions. The applicant is proposing to build 151 single-family dwelling units within Area 1, and dedicate 4.59 acres to the City for open space. Area 2 contains 84.0 acres, and is located east of City open space, and north of the Autumn Meadows subdivision. The applicant is proposing to build 164 single-family dwelling units within Area 2, and is proposing to dedicate 15.60 acres to the City for open space.

Mr. Caruso discussed the prior agreements the land owners have made with the City. He reviewed the Comprehensive Plan Land Use Designation for the property and the density allowed per acre which is 6 dwelling units per acre. Area 1 has a proposed density of 3.7 dwelling units and Area 2 has a density of 3.1 dwelling units.

Mr. Caruso compared the minimum R-1 zone district requirements allowed by Code and the residential bulk and area requirements proposed by the applicant. These included front and rear setbacks, lot size, lot coverage and building height. He reviewed access points for Area 1 and Area 2 including acel and decel lanes and pedestrian access. He discussed staff's concerns for the location of the acel lane and decel lanes for both Areas 1 and 2.

Mr. Caruso reviewed other site plan issues such as sidewalk, public transportation, water and wastewater, the Reimbursement Assessment District for the Coal Creek Wastewater Collection Line, floodplain, grading and drainage. He explained that the applicant has proposed to modify the floodplain boundary in order to develop their land. The applicant will be required to obtain a Conditional Letter of Map Revision (CLOMR) and a final Letter of Map Revision (LOMR) from the Federal Emergency Management Administration (FEMA).

Mr. Caruso discussed open space and public land dedication for the site. The property is identified for acquisition by the Lafayette Open Space Advisory Committee (LOSAC). Mr. Caruso explained that the City and Owner were unable to reach an agreement on the purchase price of the property. Other issues

discussed included schools, build-out rate, community amenities, fencing and trails. Mr. Caruso reviewed some of the Comprehensive Plan Goals and Policies this application fulfills. He reviewed some of the studies done or that will need to be done before the preliminary plan submittal for this project. He discussed the cultural history on the project, specifically the Waneka Stage Stop ruins and the Lafayette Historic Preservation Board recommendation for ways to preserve this history. He discussed the two neighborhood meetings that were held and discussed some of the concerns raised at those meetings.

Diane Rayle, Norris Design, 1101 Bannock Street, Denver, reviewed their time line and illustrative plan. She reviewed the proposed conditions of approval and noted they would continue to work with staff on complying with the conditions.

The Planning Commission questions to staff focused on the floodplain area of the project. The Commission asked how much fill might be required for some of the lots, how high did the water get in this area during the recent flood event, whether staff was able to inspect this area during and after the flood event, and whether FEMA might be reviewing or making changes to this area. Other questions included whether staff could provide at the next meeting a diagram or overlay of where the lots would be in relationship to the flood plain area.

The Planning Commission asked about CDOT approval, how long it takes, and how are the acel and decel lane locations and distances determined. The Commission asked staff to review the accesses for both Areas 1 and 2, why access would be restricted in some of the open space area, and whether bike lanes would be included in the plan. The Commission asked staff to explain Visitability.

The Planning Commission questions to the applicant focused on the homes planned with walk out basements and the additional fill to be added. The Commission asked the applicant to explain how much fill they would add in Area 2 of the Plan and at the next meeting the applicant could show a diagram showing how walk-out basements work in relation to adding fill dirt to the site. The Commission asked if the applicant could provide additional information on the drainage pond. Other questions included whether there was any possible road connection to Autumn Meadows, how were the tot locations determined, whether there was any concern about wildlife and the tot lot, and what the timeline for completion of the project might be.

The Planning Commission took a 5 minute recess at 8:55 p.m. and reconvened at 9:00 p.m.

#### V. **Other Business**

#### **Commission Comments / Committee Reports** A.

None.

### В. **Department Comments**

None.

### VI. Adjournment

Commissioner Knuth moved to adjourn the meeting, seconded by Commissioner Benson. All voted in favor of the motion. The meeting adjourned at 9:05 p.m.

	City of Lafayette
Attest:	Eric Patzer, Chairperson
Michelle Verostko, Recording Secretary	