

**Record of Proceedings
City of Lafayette
Planning Commission
Tuesday January 22, 2013**

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

Absent: Vice Chair Wong

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

II. Items from the Public Not on the Agenda

None.

III. Meeting Minutes for November 27, 2012 and Workshop Minutes for November 27, 2012

Commissioner Knuth moved the Planning Commission approve the meeting minutes for November 27, 2012 for both the regular meeting and the workshop meeting. Commissioner Nickell seconded the motion. All voted in favor of the motion.

IV. Scheduled Items

A. Westgate Office Park Filing No. 1 Replat A and Preliminary PUD Amendment No. 1

Planner Roger Caruso entered the staff report into the record. He stated that this application is a request for a minor subdivision and a Preliminary PUD Amendment approval for Westgate Office Park Filing No. 1. The subject property is located just north of South Boulder Road and west of Cimarron Drive. Mr. Caruso gave a brief history of the previous approvals for the property and its current status as far as development, landscaping, and parking.

Mr. Caruso explained that the applicant proposes to have a daycare center within the existing building on Lot 6. The plan will include two phases. Phase 1 includes amending the lot line of Lot 6 and adding approximately 10,416 sq. ft. of land from Outlot A in order to provide a fenced playground area. Phase II, not presented tonight, will include combining other lots to increase the lot size to accommodate an addition to the building.

Mr. Caruso reviewed the site plan and the playground location. He reviewed the PUD criteria. He noted that staff received two letters in support of this application.

Mr. Caruso discussed some of the issues and concerns with the plan such as the playground proposed location on top of an existing inlet and drainage pipe, the provision of an easement for the inlet and drainage pipe, replacing the drainage grate with a protective cover, and ensuring the grading in this area does not impact the existing drainage. Mr. Caruso also discussed bike racks, parking requirements, the playground, fencing around the playground, and landscaping. He showed photos of how the site looks today.

Staff recommended approval of the Westgate Office Park Preliminary PUD Amendment, subject to the staff recommended conditions, finding the plan complies with the criteria of Section 26-18-5(b) and (d), the plan is unique; in the best interest of the city; and the code modifications are in the best interest of the city and the neighborhood.

Staff recommended approval of the request for a minor subdivision, finding that the plat complies with the requirements of Section 26-17-6 and the applicable criteria of Section 26-19 of the Development and Zoning Code.

Steve Callander, Boulder Nursery Association, 1518 Spruce St., Boulder, stated he was available for any questions.

Chairperson Patzer opened this portion of the meeting for public testimony at 7:15 p.m. No one addressed the Commission; therefore Chairperson Patzer closed the public hearing.

The Planning Commission asked staff whether the proposed playground area is part of Outlot A and if so, how would ownership work. Other questions focused on drainage and whether the drainage inlet within the playground handles drainage for the whole subdivision and whether the playground area will be fenced.

Preliminary PUD Amendment Motion

Commissioner Knuth moved the Planning Commission approve this request for Preliminary PUD Amendment No. 1, subject to staff's recommended conditions, finding that the proposal complies with the Comprehensive Plan's goals and policies, and meets the PUD criteria. Commissioner Nickell seconded the motion. All voted in favor of the motion.

Minor Subdivision Motion

Commissioner Wilgus moved the Planning Commission recommend approval of the minor subdivision, subject to staff's recommended condition of approval, finding that the plat complies with the requirements of Section 26-17-6 and the applicable criteria of Section 26-19 of the Development and Zoning Code. Commissioner Benson seconded the motion. All voted in favor of the motion.

Preliminary PUD Amendment Conditions of Approval:

1. Prior to submitting a building permit for a tenant finish the applicant shall submit a revised plan to include the following:
 - a) A striping plan, including drop off area;
 - b) A site plan of the playground and fence;
 - c) A bike rack plan;
 - d) A trash enclosure plan if different from the approved PUD.
2. Prior to submitting a building permit for the tenant finish the applicant shall:
 - a) Address the concerns of the City Engineer to ensure grading does not impact the existing drainage.
3. Prior to issuance of a Certificate of Occupancy the applicant shall:
 - a) Complete the approved striping plan;
 - b) Complete the playground and fencing;
 - c) Install the bike rack;
 - d) Install the trash enclosure.
4. With any future applications for Lots 4-9 the applicant shall:
 - a) Provide a detailed parking analysis for all existing buildings and all proposed new development.

Minor Subdivision Condition of Approval:

1. The applicant shall correct errors prior to scheduling the final PUD/plat before City Council.

V. Other Business

A. Commission Comments / Committee Reports

Commissioner Wilgus noted that Lafayette has a number of child care and assisted care facilities.

B. Department Comments

Planning Manager Westover asked the Commissioners about their schedules for February and explained that she wanted to accommodate the Commission by holding the February meeting on an evening when the majority of them could attend. Ms. Westover noted that the Rocky Mountain Land Use Institute Conference deadline for early registration was approaching and she asked the Commission to let her know if they were interested in attending the conference.

VI. Adjournment

Commissioner Knuth moved to adjourn the meeting to a workshop seconded by Commissioner Wilgus. All voted in favor of the motion. The meeting adjourned at 7:40 p.m.

City of Lafayette

Eric Patzer, Chairperson

Attest:

Michelle Verostko, Recording Secretary