

**Record of Proceedings
City of Lafayette
Planning Commission
Wednesday, July 25, 2018**

Chair Godfrey called the meeting to order at 7:00 p.m. Those in attendance included: Chair Godfrey and Commissioners Bent, Thomas, and Varley.

Absent: Vice Chair Viers and Commissioners Fischer and Kusjanovic

Staff present included Planning & Building Director Paul Rayl, Planning Manager Jana Easley, Senior Planner Greg Thompson, City Planner Jon Hoffman, and Recording Secretary Michelle Verostko

II. Items from the Public Not on the Agenda

None.

III. Scheduled Items

A. Avalon Meadows Preliminary Plan/PUD Review, Growth Management and Permit Allocation and Site Plan/Architectural Review

City Planner Jon Hoffman entered the staff report into the record. He stated this application is a Preliminary Plan/PUD Review, Growth Management and Permit Allocation and Site Plan/Architectural Review for a thirty (30) lot single-family residential subdivision on 6.41 acres called Avalon Meadows. The property is located in the southeast corner of Avalon Avenue just north of Coal Creek Trail. Mr. Hoffman provided a vicinity map to help illustrate the location of the subject property and the surrounding properties. Mr. Hoffman presented photos of the property and surrounding area.

The property is zoned R1 (Medium Density Residential) which allows up to six (6) dwelling units per acre and the property has a Comprehensive Land Use Plan designation of Medium Density Residential. Mr. Hoffman reviewed the zoning for the surrounding properties. He reviewed the sketch plan that Planning Commission approved in April, 2018.

Mr. Hoffman reviewed the purpose and intent of a preliminary plan/PUD. He presented the proposal for Avalon Meadows, a residential subdivision with 30 single-family lots on 6.41 acres. Lots range in size from 3,882 to 8,094 square feet with the size of homes to range from 1,400 to 2,400 square feet. The homes are proposed to be one and two story dwellings with basements.

The proposal includes plans to rebuild and elevate the existing Coal Creek Trail spur and replace the portion of the trail adjacent to the public street at the entrance to the development. The applicant is also proposing to replace the existing City of Lafayette maintenance shop yard chain-link fence with a solid privacy fence and make improvements to the trail between the maintenance yard and Avalon Avenue.

There are two Tracts proposed for a pocket park (Tract/Outlot A) and for detention area (Tract/Outlot B). Tract A is 4,641 square foot pocket park area located between Lot 4 and Lot 5. The pocket park will allow for the drainage improvements from the adjacent subdivision to the north and be landscaped for passive recreational use. Mr. Hoffman explained that since Outlot A also includes underground drainage from the adjacent Coal Creek Meadows Subdivision, Staff recommends an Access and Maintenance Easement be granted over Outlot A. Tract B is a 58,885 square foot detention pond and open space buffer area. Since Outlot B also includes detention easements, Staff recommends an Access and Maintenance Easement over Outlot B.

Mr. Hoffman presented the PUD (Planned Unit Development) application and reviewed the Code Modifications the applicant is requesting. These included a reduction of minimum lot size, reduction to front and rear yard setbacks, reduce building separation from 15-foot setback to 10-foot separation, modify the building height maximum on specific lots, and reduce lot coverage.

Mr. Hoffman reviewed the PUD criteria that apply to all PUD applications and discussed how the application met the criteria. He reviewed the PUD Aspirational Standards that PUD applications must follow and discussed how this application met some of the standards.

Mr. Hoffman reviewed the Phase I Environmental Site Assessment and Test Pit Observation Report that the applicant completed.

Mr. Hoffman presented the preliminary plan and reviewed the proposed streets, street improvements, vehicular access, pedestrian and bicycle access, emergency access, parking, and public transportation. He explained that portion of the property along the southwestern and southeast edges of the property would be located within the 2018 floodplain map revision of the Coal Creek. He noted the flood plain update is expected to be finalized in fall of 2018. He explained that all building sites and building lots with the flood plain are required to be elevated above the base flood elevation. Therefore an amendment to the FEMA floodplain mapping will be required to obtain prior to construction to remove the building lots from the floodplain.

Mr. Hoffman reviewed the public land dedication and explained that the Lafayette Open Space Advisory Committee (LOSAC) supports a cash-in-lieu payment due at the recording of the subdivision but are willing to give credit for the public trail improvements.

Mr. Hoffman reviewed some of the Comprehensive Plan goals and policies that this application fulfills.

Mr. Hoffman presented the Growth Management and Permit Allocation for this project. He explained that all developments receiving Preliminary Plan approval after November 2013 are classified as Non-exempt for purposes of allocation residential permits. Avalon Meadows would be classified as non-exempt. Mr. Hoffman explained that currently there are a limited number of permits obtainable from the permits available through December 2018. Staff recommended a building permit allocation of 5 permits in 2018, 15 permits in 2019, and 10 permits in 2020.

Mr. Hoffman presented the Site Plan/Architectural Review and explained the applicant is proposing single-family garden level ranch style homes and typical single-family homes. Home sizes will range from approximately 1,600 to 2,400 sq. ft. in size. The applicant has proposed wrap-around front porches for lots 1, 15, 25, 26, and 30. Mr. Hoffman reviewed the proposed models, the exterior materials and color.

Staff recommended approval of the Avalon Meadows Preliminary Plan and Planned Unit Development subject to the recommended conditions, believing the plan complies with the criteria of Section 26-18-5, the goals and policies of the Comprehensive Plan and the submittal requirements of Section 26-17-5. Furthermore, staff believes the plan is in the best interest of the City; and the Code modifications are in the best interest of the City and the neighborhood.

Staff believes that the proposed growth permit allocation and classification status request complies with the review criteria of Section 6.10 and Section 30-271-272. Staff recommended approval of the building permit allocation for the Avalon Meadows Subdivision shall be as 5

permits in 2018, 15 permits in 2019, and 10 permits in 2020. Permits requested after 2020 will require a new analysis.

Staff believes that, subject to the recommended conditions, the proposed Site Plan/Architectural Review complies with the review criteria of Section 26-16-7.1 and the submittal requirements of Section 26-17-9. Staff recommended approval of this Site Plan/Architectural Review subject to the recommended conditions.

Rosi Dennett, Planning Consultant, Front Range Land Solutions, 210 Lincoln Street, Longmont introduced their team. Ms. Dennett presented the preliminary plan and discussed the changes they made to the plan and how they met the sketch plan conditions of approval. She stated they agreed with the conditions of approval and asked for clarification on how building height would be measured.

Scott von Eschen, Owner, 3445 Penrose Place, Boulder, stated they agreed with the conditions of approval. He discussed the view corridor, how they would address drainage, open space and maintenance of the pocket park, and the soils on the site. He stated he would be available for any questions.

Chair Godfrey opened this portion of the meeting for public testimony at 7:55 p.m.

Brant Rosten, 750 Shallot Circle, Lafayette, stated he supported the setback modifications and noted a speed limit sign is needed on Avalon Avenue.

Alison Powers, 1825 Sussex Street, Lafayette, asked for clarification on the location for fire and emergency access.

Chair Godfrey closed the public hearing at 8:00 p.m.

The Planning Commission asked the applicant to review the soil testing they did and whether they plan to do additional testing. The Planning Commission asked the applicant for more detail on Outlot A and whether water is stored there and how water would drain on the site. Other questions included whether Lot 15 would be out of the floodplain, whether the pavilion would be ADA accessible, whether they could provide more detail on the fence and sidewalk location. The Planning Commission asked the applicant if they considered having solar panels and charging car stations for each of the homes.

The Planning Commission asked staff whether the City has required easement on outlots in the past and why we need an easement for Outlots A and B. The Planning Commission asked staff to clarify what the HOA (homeowner's association) would maintain. Other questions focused on the fire emergency access and what it would look like, whether the access would be paved, and how pedestrian and fire trucks would access it. The Planning Commission has questions regarding drainage.

Jim Blankenship, JLB Engineering, 743 Pear Court, Louisville, explained how the site would drain and how they plan to address concerns about overflow and flooding.

The Planning Commission asked staff whether there was anything in place that would prohibit the HOA from placing a structure on Outlot A. Other questions focused on affordable housing, how the Boulder Valley School District looks at development to determine the number of students would be generated, and whether the school district does a comprehensive review.

Planning Manager Jana Easley addressed the Planning Commission regarding a question that staff received before the meeting regarding floodplain and ensuring that basements are out of the floodplain. Ms. Easley reviewed the new FEMA boundaries, the requirements for a LOMAR, and perimeter drains.

The Planning Commission noted that they appreciated the changes the applicant made to their plan since the sketch plan approval. The Planning Commission discussed concerns with height modifications for Lot 15, public land dedication, the color scheme for the houses, and condition no. 16 regarding the exterior treatment of the side elevation. The Planning Commission changed Condition No. 16 to say "Front façade masonry surface shall extend to some logical point, such as an inside corner."

Preliminary Plan / Planned Unit Development Motion

Commissioner Thomas moved the Planning Commission approve the Preliminary Plan/PUD, subject to staff's recommended conditions, finding that the proposal complies with the requirements for preliminary plan submittal; complies with the PUD criteria; and, complies with the Comprehensive Plan's goals and policies, and land use map. The plan is in the best interest of the City; and the Code modifications are in the best interest of the City and the neighborhood. Commissioner Varley seconded the motion. All voted in favor of the motion.

Growth Management Motion

Commissioner Varley moved the Planning Commission recommend approval of the proposed growth permit allocation and classification status finding the request complies with the review criteria of Section 6.10 and Sections 30-271-272. The Planning Commission recommended approval of the building permit allocation for the Avalon Meadows shall be as 5 permits in 2018, 15 permits in 2019, and 10 permits in 2020. Permits requested after 2020 will require a new analysis. Commissioner Bent seconded the motion. All voted in favor of the motion.

Site Plan/Architectural Review Motion

Chair Godfrey moved the Planning Commission recommend approval of the Site Plan/Architectural Review, subject to the recommended conditions as amended, finding that the plan complies with the criteria of Section 26-16-7.1; the submittal requirements of Section 26-17-9 have been met; and the residential architecture promotes transition in scale and character in the neighborhood and will complement the existing development. Commissioner Varley seconded the motion. All voted in favor of the motion.

Conditions of Approval:

1. Tract A shall be Outlot A;
2. A maintenance table shall be included on the Final Plat that details maintenance of Outlots and pavilion areas;
3. An Access and Maintenance Easement shall be granted over Outlot A and this easement should be added to the list of property rights to be dedicated to the City in the certificate of dedication;
4. Tract B shall be Outlot B;
5. The CC&Rs for Avalon Meadows shall have provisions that requires the garage to be used primarily for the parking of vehicles and for the HOA to have the ability to enforce this parking requirement;

6. An Access and Maintenance Easement shall be granted over Outlot B and this easement should be added to the list of property rights to be dedicated to the City in the certificate of dedication;
7. The applicant shall add a line to the *Development Standards Avalon Meadows* table on the Avalon Meadows PUD that specifies the yard setbacks for Lots 1-15 and Lots 16-30;
8. The principal building setback note on the Development Standards Avalon Meadows chart shall be removed;
9. A line shall be added to the *Development Standards Avalon Meadows* table on the Avalon Meadows PUD that specifies the height modification for Lots 15-21 and 30;
10. The applicant shall screen and remove any debris greater than 3-inches from the lot fill material over the entire site to prepare for subdivision construction;
11. The applicant shall work with the City Engineer to address issues outlined in the July 11, 2018 memo;
12. The applicant shall work with the existing residents to the north on fence details and location along this shared property line;
13. Plat and PUD errors and omissions shall be corrected before submittal of the Final Plan;
14. Wrap-around front porches shall be included for lots 4 and 5;
15. The front façade of all homes shall have a minimum of 25% masonry surface;
16. Front façade masonry surface shall extend to some logical point, such as an inside corner;
17. All roof material shall be composite or asphalt shingles and consistent on each home;
18. Lap siding shall be 8-inches or less;
19. Vertical board and batten siding shall have an on-center profile of 12-inches or less between battens;
20. Front yard setbacks to porch and/or home shall be staggered so that no adjacent setbacks are less than 3-foot differential unless not feasible due to setback constraints;
21. No two house color schemes or house models should be located next to or directly across the street from each other.

The Planning Commission took a ten minute recess at 9:15 p.m. and reconvened at 9:25 p.m.

B. Lafayette Tech Center Filing No. 3, Lot 2, (Giovannitti Coffee Shop) Special Use Review and Site Plan/Architectural Review

Planner Jon Hoffman entered the staff report in to the record. Mr. Hoffman stated this application includes a Special Use Review and Site Plan/Architectural Review for a drive-up coffee shop at Lot 1, Lafayette Tech Center Filing No. 3 Replat C Subdivision. He presented a vicinity map to help illustrate location of the site which is west of S. Public Road and approximately 500 feet south of South Boulder Road. The property is zoned C1/PUD (Regional Business/Planned Unit Development) and designated as commercial on the Comprehensive Plan Land Use Map. Retail and Restaurant is a permitted use for C1 zoned properties and a drive-up facility use requires Special Use Review.

Mr. Hoffman presented the proposal for a 1,500 square foot Giovannitti Coffee Shop building on the 0.69-acre lot. The site will share the existing access entrance from S. Public Road with the Igadi Dispensary building to the north. The proposed building is single-story and site improvements include 11,872 square feet of landscaped area (including the natural grass area), and sixteen (16) parking spaces including one (1) ADA parking space.

Mr. Hoffman presented the Special Use Review for the drive up coffee shop in the C-1 (Regional Business) zone district. He reviewed the application against the Special Use Review criteria and discussed how it complies with Section 26-15-4(a). He reviewed the application against the Additional Drive-Up Criteria outlined in Section 26-15-4(b) and noted it meets those requirements as well.

Staff believes the Giovannitti Coffee Shop drive up service use meets the Special Use Review criteria of Section 26-15-4(a), and the proposal is compatible with the surrounding uses which include other vehicle related businesses; possible adverse environmental influences are mitigated with site design; and the use is compatible with the Comprehensive Plan and recommended approval of the request subject to approval of the site plan/architectural review.

Mr. Hoffman presented the site plan for the coffee shop and reviewed the dimensional standards for the building, the plan layout, streets and vehicular access, pedestrian access, parking, traffic flow, menu board location, and landscaping. Mr. Hoffman discussed staff's concern regarding two landscape islands that are located immediately to the south of the proposed development at the south entrance into the subject property. The landscape areas appear to be part of the site. Staff is concerned that this area will become a maintenance issue and will create an off-putting entrance area for the coffee shop property. Staff recommended the applicant produce a landscape and maintenance easement agreement to ensure that these landscape areas are landscaped and maintained to match the applicant's landscaping. The City will work with the applicant to ensure that property owner to the south is willing to participate in that agreement.

Mr. Hoffman also explained there is also an opportunity to add curb to this entrance area to complete this finished area and improve this entrance point into the site. Staff recommended that, should a landscaping and maintenance easement be obtained, the parking lot curb shall be extended west to the first parking space at the Extreme Altitude Gymnastics lot. Irrigation lines from the subject site to the gymnastics site should also be addressed, since the applicant will need to provide irrigation for that area.

Mr. Hoffman presented the architecture for the single-story 1,500 square foot coffee shop that includes a 352 square foot outdoor covered patio seating area with fireplace on the southwest corner of the building. He presented the exterior materials board to the Planning Commission. He reviewed the proposed exterior materials and colors, the building elevations, the roof line and outdoor seating area.

Staff believes that, subject to the recommended conditions, the proposed site and architectural plans comply with the review criteria of Section 26-16-7.1 and the submittal requirements of Section 26-17-9. Staff recommended approval of this Site Plan/Architectural Review subject to the recommended conditions.

Dan Giovannitti, 495 London Avenue, Lafayette, stated he was available for questions.

Chair Godfrey opened this portion of the meet for public testimony at 9:45 p.m. No one addressed the Planning Commissioner, therefore, Chair Godfrey closed the public hearing.

The Planning Commission asked the applicant if he had plans to put landscaping on the metal panel trellis and if they would consider something other plantings at that location.

The Planning Commission asked the applicant if they agreed with the conditions of approval. Mr. Giovannitti stated they agreed with the conditions.

The Planning Commission asked the applicant to explain how the site would drain and whether the turning radius was adequate for emergency vehicles.

The Planning Commission asked staff whether there were prairie dogs on the site and what is the City's policy regarding prairie dogs.

The Planning Commission discussion focused on the building design, the south side elevation, the building color, and landscaping. The Planning Commission amended condition no. 10 requiring the applicant to work with staff on a feature to break up the red panel on the south elevation other than landscaping.

The Planning Commission discussed parking, traffic circulation, pathway connections, and landscaping.

Special Use Review Motion

Chair Godfrey moved the Planning Commission approve this request for Special Use Review, finding that the use meets the criteria of Section 26-15-4 because the proposal complies with the Municipal Code, is compatible with the surrounding area, presents no potential for adverse environmental impacts, and it is compatible with the Comprehensive Plan. Commissioner Bent seconded the motion. All voted in favor of the motion.

Site Plan/Architectural Review Motion

Commissioner Varley moved the Planning Commission recommend approval of this request to City Council for Site Plan/Architectural Review, subject to the recommended conditions as amended, finding that the plan complies with the criteria of Section 26-16-7.1, the submittal requirements of Section 26-17-9 have been met, and the design is compatible with the location and proposed use. The scale of the building is appropriate and a good transition in relation to S. Public Road and the Lafayette Tech Center. Commissioner Thomas seconded the motion. All voted in favor of the motion.

Site Plan/Architectural Review Conditions of Approval:

Prior to submitting a building permit application, the applicant shall submit an amended set of plans to be reviewed and approved by staff that includes the following:

1. The applicant shall relocate the menu board north approximately 20-feet so that the vehicle stacking is more evenly divided between the service window and menu board;
2. Detail regarding the stamped and/or colored concrete that delineates the pedestrian crossing in the parking lot and drive area shall be submitted for review;
3. The applicant shall add an electric vehicle charging station to the parking area;
4. The applicant shall work with the City Engineer on items outlined in the June 6, 2018 memo;
5. The 5 Honey locust trees shall be replaced with a mixture of the following species: catalpa, burr oak, hackberry; or other acceptable tree species;
6. The applicant shall produce a landscaping and maintenance easement and agreement from the south property owner, and to provide documentation of same;
7. Should a maintenance easement be obtained, the parking lot curb shall be extended west to the first parking space at the Extreme Altitude Gymnastics lot;
8. The parking lot light poles and fixtures shall be black in color;
9. Gas and utility meters, downspouts, mechanical equipment, rear service door roof vents and exterior wall vents, electric and utility boxes shall be painted to match or complement the building, as allowed by the utility provider;

10. The applicant shall work with staff on alternatives to the landscape grills on the west side of the building, to be replaced with a durable alternative more appropriate for the south-facing exposure, such as metal art;
11. The applicant shall work with staff to provide more detail on the west side of the building.
12. The trash enclosure shall be enlarged so to be able to accommodate trash, recycling, and compost bins;
13. The applicant shall provide the Fire Marshal turn radius around the building information.

C. West Ridge Filing No. 1 Replat 1B, Lot 5A, Site Plan/Architectural Review

Senior Planner Greg Thompson entered the staff report into the record. He stated this application is a Site Plan/Architectural Review for the development of a 55,155 square foot Kohl's retail department store on a 4.1-acre lot. Mr. Thompson presented a vicinity map to help illustrate the location of the site.

Mr. Thompson presented the site plan which has 185 parking spaces, which includes 7 ADA spaces, and 17 deferred parking spaces, 27,475 square feet of landscaped area, and multiple vehicular access points connecting the site to Lafayette Promenade commercial development and the surrounding area. He reviewed the dimensional standards, vehicular and pedestrian access, parking, landscaping, screening for the loading areas, and lighting plan. He briefly discussed the proposed wall sign plan.

Mr. Thompson presented the architecture and reviewed the exterior material and colors proposed, the building elevations and architectural features, and the Lafayette Promenade Design Guidelines and C1 Design Guidelines.

Staff believes that, subject to the recommended conditions, the proposed site plan and architectural review complies with the review criteria of Section 26-16-7.1, the submittal requirements of Section 26-17-9, and the Lafayette Promenade Design Guidelines and recommended approval.

Kiel Thedford and Eric Borkenhagen, Kohl's representative, made their presentation and discussed the conditions of approval. They disagreed with architectural conditions numbers 2c, 2f, and 2h regarding providing aluminum siding, percentage of masonry and screen of mechanical equipment. They discussed the changes they are proposing. They agreed with the remaining conditions of approval.

The Planning Commission asked the applicant to review the exterior materials proposed and whether they were open to different colors.

The Planning Commission asked staff about landscaping, site topography, parking and lighting. They reviewed pictures from staff's presentation that showed landscaping and screening of the area. The Planning Commission asked about architectural details and color as well as requirements for landscaping in parking lots.

The Planning Commission discussed detail regarding the cornice of the proposed building, building design, and color and how the proposed colors complement the other buildings that are approved for this area.

The Planning Commission discussed the conditions of approval for 1a, 2c, 2f and 2h which deal with parking, grading, and architectural details. The Planning Commission deleted condition no. 2c, revised condition no. 2h and added conditions no. 2i and 2j.

Motion.

Chair Godfrey moved the Planning Commission recommend approval of this request to City Council for Site Plan and Architectural Review, subject to the recommended conditions as amended, finding the plan complies with the criteria of Section 26-16-7 and Section 26-16-7.1, the intent of the Promenade Design Guidelines, the submittal requirements of Section 26-17-9 have been met, and the design is compatible with the location and proposed use. Commissioner Varley seconded the motion. Chair Godfrey and Commissioners Bent and Varley voted in favor of the motion and Commissioner Thomas voted against the motion. The motion passed.

Site Plan and Architectural Review Conditions of Approval:

1. Parking
 - a. 4 additional deferred parking spaces shall be identified on the plans.
 - b. All plans shall be amended to show the location of the deferred parking spaces.
 - c. The 5 parking spaces in the required setback adjacent to Lucerne shall be moved. A potential location is southeast of their current location.
2. Architecture:
 - a. Stone columns, capped by a cornice, shall be provided at the corners of the buildings
 - b. On the north and west elevations of the building, stone columns, capped by a cornice, shall be provided in two groups of 3 or 4 combined column widths on each elevation to “break up” the large areas and provide a contrast to the precast concrete and aluminum siding sign accent area.
 - c. The EIFS cornice shall be continued around the west side of the building.
 - d. The cornice shall be a complementary color rather than matching the main precast field.
 - e. Each building elevation shall have 30% masonry or stone.
 - f. Wall mounted equipment shall be painted to match the adjacent building materials.
 - g. Roof- or ground-mounted equipment shall be screened from impacted views.
 - h. Staff shall work with the applicant to lighten the color of the building, providing a gradation from darker at the bottom to lighter at the top.
 - i. This building’s architecture shall be blended to the adjacent 24-Hour Fitness building and incorporate materials, themes and ideas found on that building and the Tractor Supply building.
3. The plans shall be amended prior to submittal of a building permit to address the concerns of the City Engineer outlined in the memo dated June 29, 2018 and attached to this report.
4. Landscaping
 - a. The applicants shall provide the required number of street trees in the required location.
 - b. Screening for the loading areas shall be provided.
 - c. The parking lot shall be buffered from Lucerne so as to break up the view of the lot.
5. The photometric plan shall be revised to show the following:
 - a. Light cut off at the property line.
 - b. Anticipated footcandles off-site, rather than just cut off at the property line.

- c. The poles and fixtures to be dark bronze.
- d. The light temperature at no more than 5000k so as to be consistent with 24-hour Fitness.
- e. Additional information about any wall lights proposed that comply with city requirements.

IV. Other Business

A. Commission Comments / Committee Reports

The Planning Commission discussed the Lafayette Promenade Design Guidelines. Commissioner Bent stated he appreciated being appointed to the Planning Commission and is looking forward to working with the other Commissioners. The Planning Commission asked to consider having workshops on the following items or providing them with more information: on how Boulder County School District determines the number of students generated from subdivisions, a refresher on growth management and the number of permits allocated and that available at this time, the City's prairie dog mitigation policy and the "estimated 2040 population of Lafayette." Chair Godfrey asked staff to develop a new "request form" for the citizens that are pooling their time to fill out.

B. Department Comments

Planning Manager Jana Easley discussed the new development review process and also noted that Art Night Out is August 10.

V. Adjourn

Commissioner Thomas moved the Planning Commission adjourn the meeting, seconded by Commissioner Varley. All voted in favor of the motion. The meeting adjourned at 11:55 p.m.

City of Lafayette

Doug Godfrey, Chair

Attest:

Michelle Verostko, Recording Secretary