

MINUTES OF THE
Lone Tree Planning Commission Meeting
December 9, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Rhonda Carlson, Planning Commissioner
Gary Godden, Planning Commissioner
Roy Kline, Planning Commissioner
Herb Steele, Planning Commissioner

Commissioner Mikolajczak was absent

Also in attendance from City staff were:
Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

2. Regular Meeting Call to Order

The meeting was called to order at 6:30 pm with a quorum.

3. Conflict of Interest

There were no conflicts of interest stated.

4. Minutes of the October 14, 2014 Planning Commission Meeting

Commissioner Steele moved, and Commissioner Carlson seconded, to approve the minutes. The motion passed unanimously.

5. Sky Ridge Station TOD Subarea Plan, Project #SA14-72R

Ms. Jennifer Drybread provided a brief introduction of the project that proposes to establish a Sky Ridge Station TOD Subarea Plan to provide guidance for development in the area bounded on the north by Lincoln Avenue, on the south by Sky Ridge Avenue, on the west by Park Meadows Boulevard and on the east

by I-25. Ms. Drybread summarized the elements of the plan, the referral process, and staff's recommendation for approval.

Mr. Darryl Jones, of Coventry Development Corporation, provided an overview, including the purpose of the Subarea Plan. He mentioned that the timing of the Plan was contingent on RTD going forward on the design of the southeast extension of light rail. Commissioner Kline asked about the timing of the construction of the light rail. Mr. Jones answered that planning is moving forward, and if the Federal Government funds the program, the southeast extension is expected to open in 2019.

Commissioner Carlson asked how tall the buildings in the Subarea were anticipated to be. Mr. Jones responded that the zoning allows for 20-story buildings, but that market realities will not support that, and it is more likely that there would be eight stories or less in this area. Commissioner Carlson asked if more residential was anticipated. Mr. Jones responded that it is possible, with ground floor retail and residential or office above.

Commissioner Kirchner asked whether there was a previous Subarea Plan established for this area. Mr. Jones responded that there was not.

Commissioner Godden questioned the quality of the sketch for the concept plan. Mr. Jones responded that there were discussions with staff on this, and stated that he would work on a final version prior to City Council.

Commissioner Steele asked about the timing of the construction of Embassy Suites. Mr. Jones responded that they anticipate ground breaking within six months, but there may be discussions for an extension of approval. Commissioner Steele asked about the access to the area, and noted that there were few points in and out. Mr. Jones responded that traffic light bases have been installed, and there will be gates where the rail lines cross the street. They are working on infrastructure plans with RTD and South Metro.

Commissioner Steele asked if Sky Ridge Avenue was secondary to Park Meadows Drive, and about the traffic counts. Mr. Jones responded that Sky Ridge Avenue is a secondary east-west connector. Commissioner Steele asked whether there were traffic plans or analysis. Ms. First respond that traffic plans were required at the time of rezoning. Commissioner Steele asked if underground parking was planned. Mr. Jones answered that it was more likely that there would be structured parking, particularly given the problem soils in the area.

Commissioner Steele inquired about the location of the bus drop off, and the importance of providing convenience for bus and shuttle services to the area. Mr. Jones explained the station design and distributed a copy of the bus routes map. Commissioner Kirchner added that this station will not be the facility where local or area residents will drive to ride light rail as there is no structured parking.

Instead, Lincoln Station or the future end-of-line station will serve that purpose. Ms. Drybread added that local residents can ride their bicycles to the station where there will be bicycle parking and lockers for that purpose.

Commissioner Steele mentioned that he liked the fenestration standards in the Subarea Plan, as it will work to break up glass. Mr. Jones explained that the Subarea plan is not too prescriptive, but is intended to stimulate creativity and provide variations in design. Commissioner Steele asked where the drainage from this Subarea will go. Mr. Jones explained that it will flow northwest to a large regional pond in RidgeGate designed for that purpose.

Commissioner Kirchner asked if RTD can use fencing other than chain link, and noted that the Subarea Plan precludes the use of such fencing. He suggested we ask RTD for a fencing sample when they present to the Planning Commission in January. Commissioner Kirchner stated that Exhibit 7 has no bicycle circulation. Mr. Jones responded that bicycles are allowed on sidewalks and multi-use trails, and that the Subarea Plans will be updated when the City's Complete Streets Study is concluded.

Commissioner Sippel asked staff whether the City's standards governing signs apply and whether they are more restrictive than the Subarea Plan's standards. Ms. First responded that all signs will be subject to a City permit and that standards in the Subarea Plan are more restrictive. Commissioner Sippel asked whether provision 4.3.1.2 on page 28 should be revised to refer to the already adopted recommended plant list. Mr. Jones said that he would make the revision. Commissioner Sippel expressed concern over the allowed building height in the Subarea. Mr. Jones responded that the market and the presence of Centennial Airport will likely preclude such tall buildings. Ms. First added that practical realities, including parking will also limit building height.

Commissioner Godden motioned to recommend approval of #SA14-72R with no conditions. Commissioner Kirchner seconded the motion.

The motion passed unanimously.

6. Public Comment

There was no public comment.

7. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 7:15 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 12/9/14 (date)