

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
June 23, 2015

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

Martha Sippel, Chair  
Dave Kirchner, Vice-Chair  
Rhonda Carlson, Planning Commissioner  
Andrew Dodgen, Planning Commissioner  
Roy Kline, Planning Commissioner  
Stephen Mikolajczak, Planning Commissioner  
Herb Steele, Planning Commissioner

In attendance from city staff were:

Jennifer Drybread, Senior Planner  
Hans Friedel, Planner II

**2. Regular Meeting Call to Order**

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

**3. Conflict of Interest**

There were no conflicts of interest stated.

**4. Public Comment**

No members of the public spoke.

**5. Minutes of the June 9, 2015 Planning Commission Meeting**

Commissioner Kirchner moved, and Commission Dodgen seconded, with Commissioner Mikolajczak abstaining due to his previous absence, to approve the minutes of the June 9, 2015 meeting.

**6. RidgeGate Filing 18, Lot 3, Site Improvement Plan, Project SB15-35R**

Mr. Friedel presented an overview of the proposed site improvement plan. He explained how the building was part of the original site improvement plan for RidgeGate Commons when Cabela's was approved, though the building orientation had changed. He stated that the building is lower than the bluffs as

shown on the photo simulations, but that the zoning allows for a maximum building height of 250 feet, subject to FAA approval. He explained that the original design was reviewed and enhanced as a result of the review by the RidgeGate Design Review Committee (DRC). He stated that the application is in conformance with the Lone Tree Comprehensive Plan, Zoning Code, Subdivision Code and the RidgeGate Office District Sub-Area Plan. Staff recommends approval, subject to final approval by the Public Works Department. He then introduced Mr. Darryl Jones of Coventry Development Corporation.

Mr. Jones stated that they were looking for a variety of hotel types in RidgeGate, and that this extended stay hotel helps realize that objective. He mentioned that Cabela's was supportive of having a hotel in RidgeGate Commons. Mr. Jones stated that the plan for the Marriott hotel generally in keeping with the original plans for the area.

Mr. Brent Adcock, project representative and President for Propel Development, LLC, stated that the building is approximately 56-feet tall. The plan includes a covered bike pavilion that will serve not only hotel patrons, but the general public by providing a drinking fountain, bike rack with adjacent air pump, and a bench – inviting visitors to air up and refresh themselves coming to and from the trail. He stated that the parking ratio exceeded the required amount by five spaces. He said their design intent was to create a homogenous look and feel with Cabela's, while providing an enhanced exterior beyond their prototypical design through added stone and the addition of a porte-cochere.

Mr. Adcock spoke about the building orientation, stating that they wanted their guests to take advantage of the northern views from the landscaped patio. He felt that their patrons would not find it confusing to find their front door on the south side of the building. He talked about the landscape materials selection being based in large part on those selected for the Cabela's development in Lincoln Commons. Mr. Adcock explained that the lighting was selected based on the Marriott standard, and that lighting would be shielded and would not trespass on adjoining properties. He mentioned that they had put a red stake on the bluff to indicate the top of the highest roof line. He added that the site will be graded down 4 – 5 feet.

Commissioner Dodgen asked if there was a photo simulation as viewed from Montecito. Mr. Adcock responded that there was a view taken from RidgeGate Parkway at Montecito. Mr. Adcock added that the building colors were chosen to blend in with the natural landscape, and that board and batten and stone materials were added to break up the stucco and add depth to the building. He went on to state that fire pits and seating areas were added so their guest could enjoy the views, and that they had selected quality outdoor furniture. He showed a prototypical example of a Marriott TownePlace Suites extended stay hotel in Laredo, Texas, which was mostly stucco.

Chair Sippel said she appreciated seeing the other prototypical Marriott (extended stay) hotels. She suggested making a number of changes to the submittal materials before going to City Council, including labeling the orientation on the renderings, and adding north arrows, legends, and scale to the cross section pages. Chair Sippel also requested that the applicant show the bluffs and Montecito on Section A as they are shown on Sections B and C. She stated that she liked the selection of trees, but questioned the selection of the Northern Red Oak. She recommended that the applicant consider the spread of junipers next to the sidewalks. She asked about the access from private drives. Mr. Adcock showed where there were two points of access. She asked about the 4-5 foot cut for grading. Mr. Troy Kelts, the project engineer, responded that the majority of the grading was done to prepare the site for Cabela's, and that earthen material had been deposited on their site. Chair Sippel asked if they added more evergreens. Mr. Adcock responded that this was done at the request of the DRC and staff. Chair Sippel recommended that the applicant provide a photo simulation from Montecito. She also asked how the bike pavilion would be secured. Mr. Adcock explained that their maintenance staff would ensure it was maintained.

Commissioner Dodgen stated that he likes the plan and the bike hut. He asked if there were lights in the bike pavilion. Mr. Adcock said yes, and that the lighting would also provide some measure of security. Commissioner Dodgen stated he would like to see light fixtures in their parking lot, consistent with those for Cabela's. He suggested that the applicant look into using colored concrete in the parking lot; he had observed that such has not hold up well elsewhere in RidgeGate. Commissioner Dodgen expressed that the proposed pedestrian bridge did not fit in with the project. He asked whether there would be a complementary shuttle to the light rail station and whether rental cars could be brought to the hotel. Mr. Adcock responded that they would have a shuttle, and they would promote the access to light rail.

Commissioner Kirchner expressed that it was a great looking project and a good addition to the community. He liked the bike pavilion as an amenity. He asked about the extent of the retaining walls on the site. Mr. Adcock, stated that the walls were 2 ½ - 3 foot tall and would tie into the grade. Commissioner Kirchner inquired as to whether the roofing material would be 3-tab roofing shingles or commercial dimensional shingles, stating that he preferred dimensional roofing material. Mr. Adcock responded that the roofing materials would be commercial-grade, dimensional, composite shingles. He asked if the key to the landscape materials be added to the landscape plan for ease in reviewing. Commissioner Kirchner asked if the backgrounds (such as the bluffs and Montecito) could be added on the site sections to get a better sense of size and scale.

Commissioner Steele said he was looking forward to the project; he felt they did a great job, it was in a good location, and would add to the community. He also said the DRC did a good job in helping to create the end product. Commissioner Steele asked about the wayfinding signage. Mr. Adcock said that the building

sign on the east side of the building would be visible from I-25, and that it was possible they would add signage on the north side of the building, but wanted to be considerate of the Montecito residents. Mr. Darryl Jones added that the Cabela's sign would include the hotel name, and the name would also be on the freestanding sign along RidgeGate Boulevard, but that they would continue to look at this.

Commissioner Steele asked about lighting in the bike pavilion (whether it would be by a switch, timer, or photocell), and his concerns for the impact on Montecito residents. Mr. Adcock said they could put it on a timer switch in deference to Montecito residents. Commissioner Steele asked what impact wind would have on landscaping given the elevated site. Mr. Adcock answered that if the plants worked well at Cabela's, it would work on their site as well, and that they could reevaluate that as time goes on. Commissioner Steele asked about water runoff and whether native grasses would be used. Mr. Adcock responded that a more manicured lawn would be used closer to the hotel, but would transition to native grass the further away from the hotel. Commissioner Steele asked about access to the bike pavilion. Mr. Adcock responded that they plan to tie the sidewalk to the hut. Commissioner Steele stated that Cabela's set a good standard and Marriott have also stepped up. He liked the rock in the landscaping, and stated that it was a nice development.

Commissioner Kline expressed that the Marriott was a good addition to the community, and thought the bike pavilion was awesome. He asked if the applicant planned on signage to welcome the public to the bike pavilion. Mr. Adcock responded that they could add that. Commissioner Kline said he would like wayfinding signage coming from the west. He also asked if the fire pits would be active every night. Mr. Adcock answered yes, and that if the winds caused the gas flame to blow out, the pit had a safety cut-off switch. He added that the staff would turn off the fire pit each night. Commissioner Kline asked if the stone in the fire pit would be compatible with the stone on the building, and Mr. Adcock said that it would.

Commissioner Kline added that he also did not like the design of the pedestrian bridge. He also agreed that the lighting in the parking lot should be the same as that in the Cabela's lot for continuity. He asked if the standing-seam metal roof would be on the dormers, and Mr. Adcock responded that it would not. Commissioner Kline asked how the louvers on the air conditioning units would be maintained, since they would be painted. Mr. Adcock answered that they are looking at color options for the windows and louvers, and Carlos Valenzuela, from Propel Construction, said that the finish on the air conditioning units would be powder coated, so the warranty is good.

Chair Sippel inquired about the white horizontal course line on the building. Mr. Adcock responded that these were EFIS accents and would tie the Hardy Board to the stone.

Commissioner Mikolajczak asked Mr. Adcock to confirm the building material colors. Mr. Adcock showed an optional color for the green, stating they were looking at more of a muted green color. He added that the color of the lumber at the porte-cochere would be a natural finish. Commissioner Mikolajczak asked about the stucco finish. Mr. Adcock stated it would be more of a knock down finish; they like a more smooth texture as it holds up better. Commissioner Mikolajczak stated that he likes the orientation of the building, since it opens up the areas on both sides of the building and provides good views. He felt the orientation would invite people outside to enjoy the weather and the patio provides a place for people to come together. He likes the muted green color. Commissioner Mikolajczak asked how people would access the site. Mr. Adcock responded that most people would come up Cabela's Drive. Commissioner Mikolajczak asked about landscaping and sidewalks on the private drives. Mr. Jones responded that they were not looking at changes and that the access will remain as it is for now. Commissioner Mikolajczak stated that the bike pavilion is genius, is good PR, and great for the community, and felt it was a beautiful project.

Commissioner Carlson stated she had overshot the turn trying to get into Cabela's, confirming the earlier discussion on the necessity of wayfinding. She asked about the red stake on the property, adding that she did not see it in the field on her last site visit. Mr. Adcock responded that the red flag is 3 feet below the white fence, which marks the highest point of the hotel property. The bluffs will be visible above the red flag. Commissioner Carlson said that she likes the mountain lodge look, as it epitomizes Colorado and matches the Cabela's theme. She added that she is thrilled to see the drinking fountain for dogs.

Chair Sippel added that she would like to see the location of the red flag identified on cross sections A and B.

Commissioner Mikolajczak asked for a clarification on the retaining wall by the bike hut. Mr. Adcock responded that they took that out, as it was not needed.

Commissioner Kirchner moved to recommend approval of the site improvement plan, conditional on Public Works approval, and Commissioner Steele seconded. The motion passed unanimously.

## 7. Adjournment

There being no further business, the meeting was adjourned at 7:50 p.m.

These minutes have been reviewed and confirmed by

 (name), on 7/14/2015 (date)