MINUTES OF THE
Lone Tree Planning Commission Meeting
July 28, 2015

Lone Tree Civic Center

1. **Attendance**

   In attendance were:

   Dave Kirchner, Vice-Chair
   Rhonda Carlson, Planning Commissioner
   Andrew Dodgen, Planning Commissioner
   Herb Steele, Planning Commissioner

   Absent were:

   Martha Sippel, Chair
   Stephen Mikolajczak, Planning Commissioner

   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 p.m. with a quorum.

3. **Conflict of Interest**

   There were no stated conflicts of interest.

4. **Public Comment**

   None.

5. **Minutes of the July 14, 2015 Planning Commission meeting**
   Commissioner Steele moved to approve the minutes of the July 14, 2015 meeting. Commissioner Carlson seconded. The motion passed unanimously.

6. **Parkway Filing 1, Block 3, Lot 1 and Tract H, Project SB15-51, located between Parkway Drive and County Line Road and between Acres Green Drive and Willow Creek (automobile dealerships). Application proposes the subdivision of one lot into four lots, vacation of an access easement, and**

boundary modification to the east side of the property adjacent to Willow Creek to allow for a land swap between the applicant and the City.

Ms. Drybread stated that the three items on the agenda were related to each other and that she would describe each of them before introducing the applicant. First, she provided an overview of the replat application and clarified that it was for informational purposes only and did not require a formal recommendation by the Planning Commission. Her PowerPoint presentation included an overview of the request and process by which the application was reviewed.

7. **Parkway Filing 1, Tract H, Project ZR15-37, located west of Willow Creek and south of County Line Road, proposes the rezoning of 0.39 acres of land zoned Parks and Open Space (POS) to Commercial 1 (C1) zoning, for the purpose of constructing additional parking for automotive sales purposes.**

   Ms. Drybread described the rezoning application, and stated findings that the application complies with approval criteria of the Zoning Code and is consistent with the City Comprehensive Plan.

8. **Parkway Filing 1, Block 3, Lot 4, Project SP15-36, located west of Willow Creek and south of County Line Road, proposes a Site Improvement Plan for the purpose of adding parking, including landscaping, retaining wall, lighting, drainage improvements, etc.**

   Ms. Drybread described the SIP amendment application and stated findings that the application is in conformance with the City Comprehensive Plan, Zoning Code, Subdivision Code and City Design Guidelines.

   Ms. Drybread introduced Jim Fitzmorris, of JR Engineering, representing the applicant. Also present was Don Laux, of Argonaut Holdings, representing General Motors. Mr. Fitzmorris thanked the Commission and said he was available for questions.

   Commissioner Dodgen asked for clarification about the acreage of the City-owned property to be swapped to GM. Mr. Fitzmorris indicated that the size of the property evolved from .36 acres to .39 acres as a result of adding more landscaped buffer area to meet the City's minimum landscape requirements. Commissioner Dodgen asked about the height of the retaining wall. Mr. Fitzmorris indicated it was between 4 and 6 feet high. At the south end there would be a low wall with a split rail fence to provide clear separation between parked vehicles and the trail.

   Commissioner Steele said it was great to see expansion of the dealership. He inquired about grading and drainage issues, to which the applicant responded by saying the new parking area would be at the same level as the existing parking

lot, with storm sewer piped below. Runoff would drain toward the existing on-site pond. Commissioner Steele asked how high the parking lot would be relative to the trail. Mr. Fitzmorris responded it would be about 8 to 10 feet higher, with a 4 to 6-foot tall retaining wall. Commissioner Steele asked for clarification about the fence location. The applicant responded that there would be about 7 feet of separation between the fence and the trail.

Commissioner Carlson asked about the material of the 4'-6' retaining wall. The applicant indicated it would be a keystone block wall in a tan color. He added that it is has an enhanced "tri-plane" surface that is consistent with the walls in the area. Commissioner Carlson asked whether an equivalent number of trees would be planted relative to the number of trees being removed, and whether any evergreen trees would be replaced. The applicant noted that six deciduous trees would be added throughout the parking area, replacing seven trees that exist, along with evergreen shrubs. He also noted there are existing trees in the open space area.

Vice-Chair Kirchner asked for clarification on the location of the trees. The applicant stated they are removing seven trees with construction (staff note: the total number of trees proposed for removal is actually eight) and three of the new trees will be toward the trail side of the property. Vice-Chair Kirchner said he would recommend that the applicant work with South Suburban to see if additional trees could be donated by the applicant to be planted in the open space area.

Vice-Chair Kirchner then opened up the public hearing and invited public comment. Melissa Reese-Thacker, Senior Park Planner for South Suburban, stated that she appreciated the work that staff had done and the applicant's cooperation in addressing their comments.

Commissioner Dodgen asked Ms. Reese-Thacker if there were any plans by South Suburban to groom the trees in the trail corridor. He said he understands it should look natural, but that the area looked like it needed some attention. Ms. Reese-Thacker responded that the area is mowed every 6 weeks and the trail is maintained year-round. She said there is a large, dead tree in the corridor that has intentionally been left there as a habitat tree. She responded to another question regarding the trail by saying there is about 80 feet of the trail that is currently unpaved and that there is a request in the budget to pave that gap in 2016. She indicated that she could look into the tree donation suggestion but would be unable to commit to anything at this point. She noted that irrigation would need to be addressed.

There being no further comments or questions, Vice-Chair Kirchner asked for a motion on the rezoning application. Commissioner Dodgen moved to approve Parkway Filing 1, Tract H, Project ZR15-37, rezoning 0.39 acres of land zoned Parks and Open Space (POS) to Commercial 1 (C1) zoning, for the purpose of

constructing additional parking for automotive sales purposes. Commissioner Steele seconded and the motion passed unanimously.

Vice-Chair Kirchner then invited a motion on the SIP amendment application. Commissioner Dodgen moved to approve Parkway Filing 1, Block 3, Lot 4, Project SP15-36, subject to two conditions: Final approval by the City of Lone Tree Public Works Department and resolution of concerns expressed by South Suburban Parks and Recreation, prior to final City Council approval. Commissioner Carlson seconded and the motion passed unanimously.

9. Adjournment

There being no further business, meeting was adjourned at 7:00 p.m.

These minutes have been reviewed and confirmed by

DAVID KIRCHNER (name), on 8/11/2015 (date)