MINUTES OF THE
Lone Tree Planning Commission Meeting
September 22, 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
Herb Steele, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner

In attendance from city staff were:

Kelly First, Community Development Director
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 stated conflicts of interest.

4. **Public Comment**

None.

5. **Minutes of the August 11, 2015 Planning Commission meeting**

Commissioner Steele moved to approve the minutes of the August 11, 2015 meeting. Commissioner Dodgen seconded, and the motion passed unanimously.

6. **Parkway, Filing 3, 1st Amendment, Block 2, Most of Lot 4, Project SP15-59, located in the Meadows Marketplace shopping center (on the Home Depot lot), at the southwest corner of Yosemite St. and Parkland Road. Application proposes an SIP for a 3,966-square foot retail/restaurant building.**

Ms. Drybread introduced the proposed, single-story, restaurant/retail building, its location, and context. She stated that the architecture was consistent with the existing shopping center. She stated that the access would be modified to include stop signs and striping (when motorists turn right from Yosemite) to protect pedestrians and put drivers

on notice that people will be crossing. The landscape plan shows fairly dense plantings. There were no concerns from referrals. She stated that staff finds the application in conformance with with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, and the City's Design Guidelines. Staff recommended approval subject to final approval from the Public Works Department.

Ms. Drybread introduced Chad August, the applicant's representative for the property. Mr. August provided an overview of the entire shopping center site. His presentation included a graphic comparing existing conditions with what is proposed, and their intention to retain as many existing trees as possible. The parking islands would be redone to accommodate the new drive isle. The building would be finished in EIFS.

Commissioner Dodgen noticed that the corners of the existing retail center buildings protrude, with recessed signs, whereas on this proposal the corners are recessed, and the signs are more prominent.

Mr. August stated that they were trying to coordinate the design of this building to the most recent addition to the center, Roadrunner Sports; mimicking that building's architecture. Commissioner Dodgen reiterated that he preferred the architecture with more prominent corners as opposed to the proposal.

Commissioner Dodgen also expressed concern with the traffic circulation in the parking lot. He stated that he had difficulties with the location of the building due to cars speeding around the corner as they enter the retail center from Yosemite Street. He felt that the proposed stop signs, though a positive, would create a potential for fender-benders.

He asked if they had considered locating the building south of Party City instead of at this site. Mr. August stated that they did consider other locations within the center, but it was the client's intent to site the building in a visible location, where parking is currently underutilized.

Vice Chair Kirchner echoed Commissioner Dodgen's concerns about traffic flow. He hoped that the stop signs would mitigate some of the pedestrian safety issues, with the building being sited so close to the entrance to the center. Mr. August responded that the proposed condition would tighten the turn radius at the main entrance, effectively calming traffic flow.

Commissioner Kirchner worried about the practicality of locating the trash enclosure 25 yards from the main building, and felt it should be closer. Mr. August stated that the intent was to maximize parking closer to the building. Commissioner Kirchner felt it seemed excessively far from where the building was located.

Vice Chair Kirchner asked whether the total number of parking spaces was adequate, Ms. Drybread stated that they were. Vice Chair Kirchner stated that he differed from Commissioner Dodgen's opinion about the building design in that he likes the proposed architecture.

Commissioner Steele stated that though he liked the architecture, and understands the location of the building from a visibility standpoint, he wrestled with the siting of the building. He inquired about the ownership of the center – whether Home Depot was an

owner or a tenant. Mr. August responded that the center was under common ownership; therefore, reciprocal parking easements would not be required.

Commissioner Steele asked if it would be a restaurant or retail use. Mr. August responded that specific tenants have not been selected yet. Grease traps would be included in both spaces to accommodate small restaurants.

Commissioner Steele inquired about loading and docking. Mr. August added that the site would be front-loaded, with rear doors for exits, consistent with the other buildings in the center.

Commissioner Steele asked if there was a difference between required restaurant parking and retail uses. Ms. First responded that the Zoning Code scheduled restaurant parking at one space per every 100 square feet and retail at one space for every 250 square feet; and that the proposal was parked for restaurant.

Ms. Drybread stated that 55 spaces would be required for the restaurant use, but that it would take into account shared parking within the shopping center. There would be 17 spaces provided adjacent to the restaurant.

Commissioner Steele stated that drivers tend to stall when they enter the center from Yosemite Street because they are not sure where they are going or what the signalization is. He expressed concern that the intersection was already too complicated, and that the added stop signs would further confuse circulation. Mr. August stated that the two new stop signs were added over concerns about pedestrian safety. Commissioner Steele expressed concern that additional stop signs would exacerbate stacking and traffic flow problems.

Commissioner Steele said he supported outdoor seating and asked where the patios were located. He inquired as to what the barrier was at the patio, and Mr. August responded that it had a metal railing. He stated that Verizon and Party City had more self-contained parking. He stated that if Mr. August could ameliorate any of his anxiety about traffic circulation, he was open to his comments. Mr. August responded that additional, longer striping at the entrance from Yosemite Street could possibly improve the traffic safety of the site.

Commissioner Steele theorized that moving the westernmost proposed stop sign one curb island over to the east would create a common stopping point at the cross-access drive aisle closest to the building. This would increase the visibility of the stop signs for the pedestrians and for cars and simplify traffic flow at the parking lot intersection nearest the proposed building.

Commissioner Dodgen inquired where the pedestrians would actually cross. Ms. Drybread stated that the pedestrians would cross where the stripes were indicated. Mr. August suggested tightening up the crosswalk striping, focusing pedestrian flow.

Vice Chair Kirchner suggested making the crossing point a four-way stop at the intersecting drive isle to the building, protecting pedestrians and focusing pedestrian traffic.

Commissioner Carlson inquired what the rationale was for placing the stop sign at the end of the retaining wall, parking lot island. She inquired if they were trying to create a pedestrian connection to the portion of the shopping center that was located below the retaining wall – Bed Bath and Beyond and Lucas Liquors. Mr. August responded that there were stairs traversing the retaining wall; but that no additional connections were being considered.

There was a consensus among the Commissioners that the cross-isle should have a four-way stop.

Commissioner Carlson inquired about shading for both patios. Mr. August responded that they would leave the provision of shading to tenants – to be accommodated with outdoor furniture canopies, etc.

Commissioner Mikolajczak inquired if it was predetermined to be a restaurant. Mr. Hunsinger of MAH Architectural Group responded that it was designed to support restaurant uses; however, there were no signed leases.

Commissioner Mikolajczak also wished that the building could face south to relate better with Party City and Verizon, and wished that the red could be bolder on the building striping. He did however recognize that building orientations typically relate to their parking. He said he was initially concerned about the parking but is no longer concerned. He wished that the trash enclosure would be closer, but felt that you can't move it over due to drainage.

Commissioner Mikolajczak wanted a pedestrian refuge. He does not like retail centers that have stop signs, crosswalks, and clutter everywhere, because too much causes people to disregard the signs. He supported the other Commissioner's idea of focusing the pedestrian crossing on one area. He noted that tightening up the stop signs would declutter circulation, causing motorists to pay more attention to pedestrian and vehicular safety.

Commissioner Mikolajczak inquired why the sidewalk along Yosemite west of the center entrance did not continue adjacent from the proposed building. The applicant responded that the intersection had been redesigned several years ago, before this retail building was planned. He pointed out the new pedestrian connection into the site along Yosemite Street.

Chair Sippel supported the four-way stop sign. She stated that she has observed people doing all sorts of things, stopping, turning the other way, and almost crashing in this area. She felt that it was dangerous for pedestrians, and would like to see something in addition to the stop signs and striping to protect pedestrians.

She also inquired about whether the existing landscaping would be replaced. Mr. August stated that the intent was to keep as much of the original as possible. She wanted the red bark mulch changed to a natural color as the red fades to pink over time.

Vice Chair Kirchner made a motion to recommend approval of SIP SP15-59 subject to approval by the Public Works Department and conditioned upon modifying the plans to create a four-way stop intersection with shortened crosswalk, and improving the striping of the lanes at the center entrance. Commissioner Mikolajczak inquired whether these

conditions were acceptable to the applicant. Mr. Hunsinger of MAH Architectural Group replied that he would have to check with property management, but the owner would probably not have a problem with the conditions. Ms. First stated that design changes would be made in consultation with the Public Works Department to meet traffic standards. The motion was modified by Vice Chair Kirchner so that the striping changes at the entrance are a recommendation, rather than a condition of approval. Commissioner Steele seconded, and the motion passed unanimously.

7. Adjournment

There being no further business, Commissioner Dodgen moved to adjourn, and Chair Sippel seconded, and the meeting was adjourned at 7:30 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 10/13/2015 (date)