

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
July 26, 2016

**Lone Tree Civic Center**

**1. Attendance.**

In attendance were:

- Dave Kirchner, Chair
- Andrew Dodgen, Vice Chair
- Daryl Heskin, Planning Commissioner
- Richard Rodriguez, Planning Commissioner
- Herb Steele, Planning Commissioner

Absent were:

- Kevin Spencer, Planning Commissioner
- Rhonda Carlson, Planning Commissioner

In attendance from staff were:

- Kelly First, Community Development Director
- Jennifer Drybread, Senior Planner
- Hans Friedel, Planner III

**2. Opening of Meeting / Roll Call.**

Commissioner Kirchner called the meeting to order at 6:30 p.m.

**3. Conflict of Interest Inquiry.**

There were none.

**4. Public Comment (For Items NOT appearing on the agenda).**

Chair Kirchner read the following from a prepared statement regarding proposed apartments at the Treo restaurant site:

At the July 12, 2016 Planning Commission meeting, during Public Comment on non-agenda items, a number of concerned City residents raised questions regarding the proposed redevelopment of the Treo site on Yosemite. There was a comment about transparency and not informing the public. The issue apparently was raised by an article published in a

local publication that erroneously stated that "the city expects it to be approved and construction will begin soon." Having not seen the article nor knowing what had transpired, I made no comment in reply at that time. Subsequent to the public meeting, the City's Planning Department supplied me with a copy of the article and stated categorically that what was stated by the author in the article was not what they had told the author. I printed copies of the agenda and approved minutes for the May 24, 2016 Planning Commission meeting (which were both published on the City's website) and met with those concerned citizens on July 15. Since there was no application for the project currently submitted to the City, I was allowed to discuss the matter with them privately. After showing them the printouts from the City website, explaining the pre-application process for a "Use by Special Review" and letting them know the article was erroneous, they were satisfied that all information had been available to the public and that nothing had been approved or was set to begin construction.

No members of the audience asked to speak.

**5. Minutes of the July 12, 2016 Planning Commission meeting.**

Commissioner Steele moved to approve the minutes of the July 12, 2016 Planning Commission meeting, Commissioner Rodriguez seconded, and the minutes were approved 5 – 0.

**6. Park Meadows Filing 2, 21st Amendment, Lot 14E5A-3A (Lone Tree Self Storage). Site Improvement Plan for an 80,200 square-foot, two-story building, with 605 storage units, on 2.8 acres. Project SP16-33.**

Chair Kirchner recessed the meeting to await the applicant and owner, who were late. The meeting was called to order at 6:40 p.m.

Ms. Drybread introduced and provided an overview for the application, a request for a recommendation of approval of a Site Improvement Plan (SIP) for an 80,200 square-foot, two-story building, with 605 storage units, on 2.8 acres and approval of a variance to allow a five-foot building setback reduction from the south property line.

She stated that the applicant held a neighborhood meeting on June 28th with Heritage Hills' residents and HOA representation to discuss the project. The development team's landscape architect met in the field with residents of adjoining properties on July 13th to seek their input on the precise placement of landscaping along the south property line. The residents had indicated a desire to have more evergreen trees as opposed to deciduous trees.

Staff found that the application was in conformance with the City's Comprehensive Plan, Zoning Code and SIP requirements of the Westbrook Sports and Entertainment District P.D., with the 5-foot setback variance on the south side of the project as recommended by staff.

Staff recommended that the Planning Commission recommend approval of the SIP, including the 5-foot building setback variance to the City Council, with the following conditions:

1. Prior to the City Council meeting, the SIP shall be revised to state that security fencing shall be black powder coated.
2. The SIP is subject to final approval by the Public Works Department who shall approve the SIP for technical requirements.
3. The SIP notes on sheet 1 shall be revised to include: "The site manager shall enforce parallel parking only along the south side of the building next to the storage units."

She introduced Mr. Tom Seibert, Principal at Sy-Bazz Architecture, LLC, the project architect and developer's representative.

Mr. Seibert provided an overview of the project. He thanked Ms. Drybread for her presentation and began his with an overview of site circulation. Circulation would be counterclockwise, with customer parking off the private drive along the western elevation of the building. He stressed that security was important. Customers would enter through a lift gate along the southwest corner of the site. Each customer would have a unique passcode that would be monitored by management. There would be sliding doors on the south elevation and a central loading area in the center of the south elevation. Access to all the units with the exception of thirty with exterior sliding doors would be via internal corridors. Customers would exit through a gate via passcode along the eastern elevation.

Mr. Seibert added that self-storage warehouses are very good, clean, quiet, and conscientious neighbors. He discussed the neighborhood meeting, and relayed that most of the abutting homeowners had wanted a heavy landscaped screen between their residential properties and the building. There is a six-foot grade change between the rears of the abutting homeowners' yards on the westernmost portion of the site transitioning to a fifteen-foot grade change on the eastern portion – the self-storage being lower than the homes.

He mentioned that they used terra cotta colored materials, concrete masonry, and split-faced CMU on the elevations. He mentioned that the building featured articulation for different shadow lines, texture, and relief. The intent was to bring human scale to a long façade and introduce a palette of rich materials. There is a

collage of different colors and sizes of metal panels on the elevations. The overhead doors extend about ten feet above the finished floor.

He also mentioned that the neighbors expressed concerns about the second-floor, storefront windows – could people view into their backyards – the answer was no. The windows were spandrel glass.

Commissioner Rodriguez expressed concern with easements and the water quality pond. Craig North, the civil engineer, stated that they were working with Southgate Water and Sanitation District to alleviate any concerns regarding grading, the spillway, etc.

Commissioner Rodriguez asked for clarification on the applicant's statement that "95 percent of customers would use the covered loading" in the center. Mr. Seibert responded that twenty of the 640 units had roll-up doors. The rest would be entered internally. The percentage was based on a mathematical calculation.

Commissioner Dodgen inquired if the circulation pattern was one way – could people enter on the east gate. Mr. Seibert responded that the only way to enter was the west gate.

Commissioner Dodgen further inquired about where cars would park. Mr. Seibert stated that it was their intent to not have cars back up perpendicular to the building – they would parallel park along the south elevation and there would be signage and oversight to ensure that. This was for two reasons, not to block the fire lane and not to shine lights in the backyards of adjoining residential properties.

Commissioner Dodgen inquired about customer/traffic volume. Mr. Seibert responded that the average customer took 20 minutes to load/unload, and they expected about 4 cars per hour.

Commissioner Dodgen inquired about signage so that people would not drive through the medical office condos to complete a loop and egress back down Teddy Lane. He inquired from staff whether this project had been sent on referral to the medical office condos to the east – staff indicated it had not.

Commissioner Dodgen inquired if there would be access to the site after the proposed 8 a.m. to 8 p.m. hours. Mr. Seibert responded there would not be.

Commissioner Dodgen inquired about the 8.8 percent grade at the east side of the site and potential issues with vehicles getting up it if there was ice. Mr. North responded that they had taken steps such as stepping the building, etc., to make up some of the grade changes. Mr. Dodgen inquired if it would be the manager's responsibility to make sure that ice was removed. His concern was that people coming through the gate would have to stop and then might have trouble going

up the grade if it was icy. Mr. Gene Gregory, one of the project owners, responded that they would have security cameras and the manager could see ice and salt it.

Commissioner Dodgen inquired about the 72-hour drainage of the on-site detention to make sure that it drains in the appropriate amount of time to prevent the proliferation of mosquitos. He asked if management would be trained on maintaining the pond. Mr. Gregory expressed ownership's intent to retain ownership of their properties for 20 years, and that they have crews that would inspect and maintain the property after the storms. The pond would be cleaned out once a year. This was a five-million-dollar project, and due to pride of ownership, they had an incentive to maintain it.

Commissioner Dodgen inquired about the trees' rate of growth. Mr. Gregory responded that trees grow at different rates; however, the building was ten feet under the height limit prescribed in the planning area.

Commissioner Dodgen inquired about rooftop mechanical units. Mr. Seibert and Mr. Gregory indicated that they would be screened.

Commissioner Heskin sought clarity regarding the statement made in the statement of design intent regarding the substantial use of recycled materials. Mr. Seibert stated that all of the metal and steel, concrete and CMU, were recycled materials. He also stated that these types of buildings use so much recycled materials, and the AC/Heating kept so low, that they easily qualify for LEED certification.

Commissioner Heskin expressed concern for the metal panels on the building elevations. Mr. Seibert stated that they were architectural metal, three-inch panels, aluminum wrapped around insulation, and were mechanically fastened to the building. Their lengths ranged between two and eighteen feet. They met all 2012 energy codes – which is one of the strictest codes to date – 30 percent higher than the 2009 energy codes.

Commissioner Heskin asked about the differentiation in the metal panels. Mr. Seibert responded that everything from the CMU up consisted of varied metal panels, ranging in size from one foot to two feet vertically and varying in color palette. Mr. Seibert responded that it was for a collage-like effect. Commissioner Heskin struggled with the use of varying metal panels as it was unusual, and he was concerned that it would have a patchwork effect. Mr. Seibert responded that the renderings were an abstraction as they would look different in natural light. Commissioner Heskin stated that it was a leap of faith for the Planning Commission without more information to help visualize the effect.

Commissioner Heskin inquired about the retaining wall around the south and east end of the building. Mr. North replied that it would be concrete.

Commissioner Heskin inquired about the use of spandrel glass. Mr. Seibert responded that everything on the second floor would be spandrel glass – a dark, smoke-tinted glass.

Commissioner Heskin inquired about the cross slopes – had there been thought of using a different, textured surface to provide more traction in inclement weather conditions. He was worried about cars sliding back from the gate on ice. Mr. North responded that it was in an easement and they needed a hard surface; further, expressing concern about the detrimental impact of weathering on a rough/textured surface. There was a discussion about the grading. Mr. North stated that the constraints of the site were such that it was difficult to make up the grading.

Commissioner Heskin summarized that he was concerned about the appearance of the building which he had a hard time visualizing and the slopes of the driveways. Mr. North responded that vigorous maintenance would be their strategy to keeping it safe.

Commissioner Steele inquired if the architect had photos of existing projects they had already built – they had fifteen other self-storage warehouses. Mr. Seibert responded that they would work on acquiring photos prior to the project going to Council.

Commissioner Steele inquired about the overhead garage doors on the south elevation. The renderings showed 30 however the applicant stated there would be 20. This was misstated – 30 was the correct number.

Commissioner Steele inquired about the size of the different units small to large. Mr. Seibert responded that they range from 5-foot by 5-foot to 10-foot by 30-foot. The whole building is set up on a ten-foot grid. Commissioner Steele inquired whether cars could be stored at the site – they don't allow cars to be stored, Mr. Seibert replied.

Commissioner Steele inquired about controls within the trash enclosure regarding disposal of belongings in units. Mr. Seibert responded that the dumpster was a standard size; however, the manager would have to operationally control this.

Mr. Gregory responded that the dumpster was intended for staff, not the tenants. They have cameras on all corners of the building and the dumpster would be locked. The dumpsters are for trash that is generated from the office. The dumpster is too small for furniture, very large items, etc. The manager's job is to monitor the property, not just remain in the office. If somebody dumps trash, they know.

Commissioner Steele inquired about controls regarding what is stored. They

have lease agreements prohibiting flammable chemicals and other dangerous goods.

Commissioner Steele inquired about rodent controls. Mr. Gregory responded that they don't have much in the way of food storage – so there is not much of a problem with rodents, though they have rodent traps. He stated that ants are a bigger problem than mice; and they have periodic exterminators.

Commissioner Steele inquired about the manager's hours. Mr. Gregory stated that they would be 8 a.m. - 8 p.m., and that there would be two to three employees. Their security camera system operates 24 hours per day and records for one week.

Mr. Gregory added that this was a fully sprinkled building and they are monitored through South Metro. There is not a lot to burn other than the contents of storage units as the building is metal and concrete.

Commissioner Steele inquired about the reflectivity of the roofing material. Mr. Seibert responded that it would be a matte-finished, standing seam, metal roof. It would not be reflective.

Commissioner Steele recommended that it would be helpful to superimpose the building on a photo simulation from the perspective of the neighbors' backyards, to help the Council and others visualize what this project would look like from their yards.

Chair Kirchner furthered that they wanted more of the building, less of the sky, on the renders and elevations. This would help the building be better visualized.

Chair Kirchner also asked that the screening for rooftop units be better rendered on the elevations – increase the scale, etc. It was too inconspicuous on the rendering to tell it was there.

Chair Kirchner concurred with Commissioner Steele that having photographs of existing projects with the same or similar materials would be helpful – including the powder-coated fencing. This would especially help with the Council meeting.

Chair Kirchner inquired of Mr. North's response to the first Southgate comment – conditional approval based upon on the project being approved by Denver Water. They inquired of Ms. Drybread if this should be a condition. Ms. Drybread responded that it was part of the building permit sign off – it didn't need to be a recommended condition.

Chair Kirchner urged the applicant to include, in the Council's packet, color renderings for all four sides of the building, instead of only three.

Chair Kirchner thanked the applicant for having the landscape architect work with the residents cooperatively.

Commissioner Rodriguez inquired about snow removal. Mr. Gregory responded that this would be a third-party company. They would also be subject to the aforementioned operating hours.

Commissioner Rodriguez inquired about the disposal of storage contents for customers who do not honor their leases. Would auctions happen on site? Mr. Gregory stated that they will wait until there are about five customers who have defaulted on their lease before they obtain a judgement to try and collect, then auction off contents. Mr. Gregory stated that there is about a 6% to 7% lease default rate per year, so they may have the contents of 35 units per year up for auction. Many times the contents are junk. People would not be allowed to enter the site with their cars for auctions.

Commissioner Dodgen inquired about adding a photo simulation perspective from the second floor of the homes.

Commissioner Dodgen followed up about potential auctions - would nine parking spots be enough for the auctions. Mr. Gregory stated that they post the items online and this eliminates a lot of the auction traffic as people can browse virtually. Many people who quit paying just have junk. Commissioner Dodgen inquired whether people would take parking from the office condos – Mr. Seibert stated it wasn't what you see on TV with big auctions. It is low key and does not generate crowds.

Commissioner Dodgen inquired if any of the roll-up doors would be exterior to the gate – no, they would all be interior the gate. Mr. Gregory responded that they could do a heavier broom finish on the sloped portions of the drive aisle. They don't want a car sliding on ice and hitting their building. Mr. Gregory further stated that they don't heat or cool these buildings to a level that would be comfortable, so HVAC is not running all the time generating noise.

Commissioner Dodgen is concerned about the grade issues with U-Haul trucks – especially empty ones. Mr. Gregory stated that they have a maintenance contract with their contractor, and that operationally the drive would have to be salted and plowed during and after winter weather events.

Chair Kirchner opened the agenda item to public comment at 7:50 p.m.

Michael Perales, 9373 East Aspen Hill Place, expressed if the mechanical units on the roof would be visible He was also concerned about security issues in the space between the security fence and their backyard fence. It would be easy for

people to hide in the landscaped area. He proposed extending the security fence to their backyard fence to form a perimeter.

Ms. Kathleen Fitzgerald, 9493 Aspen Hill Circle, asked for photo simulations from along the perimeter with the houses as the grade change differed from east to west. There would be no background checks of applicants. She was concerned about the security fence – and asked that it be 8 feet tall instead of 6 feet tall so people could not hop it.

Mr. Pat Fitzgerald, 9493 Aspen Hill Circle, expressed concern that all of the traffic, overhead doors, the main dock, etc., faced their houses. One of the things they had discussed with the applicant was flipping the building so that the garage doors would face to the north. He stated that they were told that South Metro Fire had precluded this; but they wanted to see this in writing. He thanked the applicant for keeping it two stories. They had concerns regarding the reflective nature of the metal siding – would it reflect towards their house. They would prefer a more natural material. He was concerned about having only one employee. He also stated that having operation hours of 8 a.m. to 8 p.m. was ok; however, what would prevent the owner/operator from changing this. He was concerned about increased traffic on Sundays.

Pam Ladnier, 9335 East Aspen Hill Lane, Heritage Hills HOA President, thanked the applicant for the public meetings, and wanted to discuss the lighting. She did not want the lighting to shine into homes.

Lisa Herz, 9523 Aspen Hill Circle, stated that there is another building to the west that has an even shorter rear setback; if they can get fire trucks back there, why not this one. She supported the other resident's concerns about security and lighting. She stated that it was deceiving that the topography would hide the building due to the resident's elevated position when they can see the office condos, and other things, through the existing fence.

Chair Kirchner closed the agenda item for public comment at 7:59 p.m.

Commissioner Steele stated that he was comfortable with what was being included in the packet regarding lighting. He noted that though it gets dark at 4:30 p.m. in the winter, he felt the lighting was adequately addressed. He also stated that he felt that it was nearly physically impossible to flip the building, and supported the use for the site, if the building could be optimized for adjoining owners.

Commissioner Dodgen inquired if there was any reason to not have the security fence connect to the neighbor's fence – they will do this. There will be a locked gate for landscapers and this fence would form a complete perimeter. The applicant did not mind going to eight-feet in height for the fence. He was concerned that the City's code might preclude this and require a variance. Ms.

First responded that the height limit was for fences in residential uses; there was no variance issue. The applicant agreed to an eight-foot tall fence. The fence would be six feet high along the road and eight feet on the sides. Mr. Gregory stated that the hours of operation were a condition of use and in the Planned Development.

Mr. Gregory addressed the five-foot variance – this was to accommodate Planning Division’s request for building articulation.

Commissioner Dodgen moved to recommend approval of the SIP, including the 5-foot building setback variance to the City Council, with the following conditions:

1. Prior to the City Council meeting, the SIP shall be revised to state that security fencing shall be black powder coated.
2. The SIP is subject to final approval by the Public Works Department who shall approve the SIP for technical requirements.
3. The SIP notes on sheet 1 shall be revised to include: “The site manager shall enforce parallel parking only along the south side of the building next to the storage units.”

Commissioner Steele seconded.

Commissioner Rodriguez introduced a friendly amendment to add the condition of making the security fence eight feet where it extends up the sides to create a perimeter.

The friendly amendment and motion passed 5 to 0.

## 7. Adjournment.

There being no further business, Chair Kirchner asked for a motion to adjourn. Commissioner Dodgen made the motion to adjourn and Commissioner Steele seconded and the motion was approved 5-0. The meeting was adjourned at 8:08 p.m.

These minutes have been reviewed and confirmed by

  
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DAVID KIRCHNER (name), on 8/23/2016 (date)