

MINUTES OF THE
Lone Tree Planning Commission Meeting
August 23, 2016

Lone Tree Civic Center

1. Attendance.

In attendance were:

- Dave Kirchner, Chair
- Andrew Dodgen, Vice Chair
- Rhonda Carlson, Planning Commissioner
- Daryl Heskin, Planning Commissioner
- Richard Rodriguez, Planning Commissioner
- Kevin Spencer, Planning Commissioner

Commissioner Herb Steele was absent due to a potential conflict of interest.

In attendance from staff were:

- Kelly First, Community Development Director
- Hans Friedel, Planner III

2. Opening of Meeting / Roll Call.

Chair 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).

There were none.

5. Minutes of the July 26, 2016 Planning Commission meeting.

Commissioner Dodgen moved to approve the minutes of the July 26, 2016 Planning Commission meeting, Commissioner Rodriguez seconded, and the minutes were approved 6 – 0.

6. RidgeGate Section 15, Filing 18, Lot 4-A (Sierra Grill Restaurant). Minor Amendment to the Site Improvement Plan affecting building architecture and building materials. Project SP16-54R, amending SP15-72R.

Hans Friedel presented an overview of the application including the nature of the request, approval process, and proposed changes to the approved Site Improvement Plan (SIP). He stated that staff finds the application in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, and the RidgeGate PDD. Staff recommended that the Planning Commission approve the application.

William Brinkerhoff, the restaurant owner, said the changes were a result of re-thinking the original design to achieve a sophisticated look that would appeal to a wider range of customers. The patio walls were opened up and reduced in height as they found that people dislike dining against a wall where they feel closed off from their surroundings. He said the changes were not about saving money; but were about achieving a better design.

Kevin Stephenson of Boss Architecture described the proposed changes in detail. He said there was an overall goal to make the project more approachable and richer in detail. Materials are expressed in a more natural, honest way through the exposed roof, metal details, textures of corrugated metal, etc. In his opinion, the design was superior to the previous plan.

Mr. Stephenson compared photo simulations of views of the property from the Montecito neighborhood, noting that the differences are negligible. The patio wall is lower with the proposed plan, and new trees will be planted along the walkway. He reviewed all changes in detail, concluding that the proposed design provided more interest and was more "raw" in character.

Commissioner Heskin asked if they expected the Corten steel to stain the materials around it as it was designed to rust. Mr. Stephenson responded that it will stain certain surfaces but not the buttress piece; a recessed pocket in the stone wall would capture and drain water leakage.

Commissioner Heskin asked how the exposed Corten roof above the outdoor patio drains and will there be impacts on patrons. Mr. Stephenson responded that water will freefall off the edges of the building and they did not want to clutter the design with gutters. Commissioner Heskin said the water will drain onto the walkway where people enter the building and will be a problem for patrons as well as a management issue for the restaurant. He suggested that the drainage issue be resolved through gutters or sloping of the roof.

Mr. Stephenson acknowledged the issue and said they will look at solutions. Mr. Brinkerhoff added that they do not want the drainage to impact the customer experience and are committed to finding a solution.

Commissioner Heskin said he appreciates their desire to open up the patio and break up the breeze with the windows – adding that these were nice features. Commissioner Rodriguez said most changes are improvements to the original design. He received clarification about whether the new design blocked off what appeared to be a pedestrian passageway from the parking lot directly into the patio. Mr. Stephenson said that this was always intended to be closed in some way to control access.

Commissioner Carlson said she liked the project before and still liked it with the proposed changes. She said the changes seem to warm up the design. She asked for clarification on the entry concrete paving materials. Mr. Stephenson added that previously the patio surface was going to be crusher fines, but will now be acid-stained concrete due to maintenance issues of people tracking the crusher fines into the restaurant and also erosion in rain.

Mr. Stephenson added that they are considering heating the outdoor concrete patio to facilitate snow removal in the colder months. He explained they'd like to take advantage of outdoor dining year round, since we have nice days in between snowy days.

Commissioner Dodgen said the changes were great improvements. He asked if there would be greater lighting impacts toward Montecito. The applicant said there will be very little difference. Lighting will be mood-driven, with low-level lights. A row of pines along the western edge will also filter view. The applicant described the lighting as twinkling, ambient lighting. The applicant also confirmed that crosswalk signs are still planned between the site and parking to the east. Commissioner Spencer said the changes greatly improved the aesthetics of the building and that it fits better with the environment. He asked if they anticipated any noise impacts on the nearby residential area. Mr. Brinkerhoff responded that they don't anticipate any noise impacts. They do not plan to have bands or noise-generating entertainment.

Commissioner Spencer said he supported providing a balance between providing landscaping on the west side as a buffer, while also allowing guests to have view. The applicant agreed and said they want to filter the view to/from the homes.

Chair Kirchner said he really liked the original plan but absolutely supported the changes. He said it will be a great addition to the community. He also questioned the impact of rain and snow melt on pedestrians in walkway; reiterating Commissioner Heskin's concern about the lack of a gutter along the low roof element where it crosses the pedestrian passage to the restaurant. He appreciated that they will be solving that issue.

Chari Kirchner's inquired about a materials change on the roll-up, serviced door. Mr. Stephenson responded that it was changed from wood to Corten.

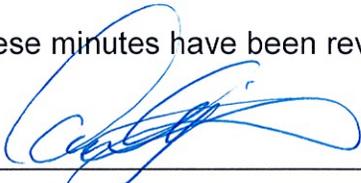
Chair Kirchner invited public comment.

Martha Sippel, 10524 Dacre Place, Lone Tree, CO, said she loves the design. Commissioner Spencer moved to approve SP16-54R, amending the approved site improvement plan SP15-72R for RidgeGate Section 15, Filing 18, Lot 4-A, Sierra Grill. Commissioner Dodgen seconded. The motion passed 6 to 0.

7. Adjournment.

There being no further business, Chair Kirchner asked for a motion to adjourn. The meeting was adjourned at 7:10 p.m.

These minutes have been reviewed and confirmed by


_____ (name), on 9/13/2016 (date)
DAVID L. KIRCHNER