



PLANNING COMMISSION

Minutes of Meeting

April 21, 2022

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair ANTOL at 7:00 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, the City previously approved this meeting format in order to continue with normal business amid the COVID-19 pandemic and the related public emergency orders promulgated by the State of Colorado and the Wheat Ridge City Council. Before calling the meeting to order, the Chair stated the rules and procedures necessitated by this virtual meeting format.

2. ROLL CALL OF MEMBERS

Commission Members Present: Melissa Antol
 Kristine Disney
 Jerry DiTullio
 Will Kerns
 Daniel Larson
 Janet Leo
 Jonathan Schelke
 Julianne Stern

Commission Members Absent: None

Staff Members Present: Lauren Mikulak, Planning Manager
 Scott Cutler, Senior Planner
 Mark Westberg, Engineering Projects Supervisor
 Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner DITULLIO and seconded by Commissioner SCHELKE to approve the order of the agenda. Motion carried 8-0.

5. APPROVAL OF MINUTES – April 7, 2022

It was moved by Commissioner LARSON and seconded by Commissioner LEO to approve the minutes of April 7, 2022, as written. Motion carried 7-0-1 with Commissioner KERNS abstaining.

6. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. PUBLIC HEARING

- A. Case No. WZ-21-08:** an application filed by Valvoline Instant Oil Change for approval of a Specific Development Plan (SDP) for an oil change and minor auto repair business for the property located at 12601 W. 32nd Avenue.

Mr. Cutler gave a short presentation regarding the Specific Development Plan and the application. He entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. He stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Kent Lupton, applicant

Mr. Lupton gave a brief presentation regarding the SDP and Valvoline.

Commissioner DISNEY mentioned there is a cut-through to Starbucks currently on this property and inquired if there will be a similar flow in this SDP.

Mr. Cutler said the intent of the design is to have cross-access to different roadways through the Applewood Village site including to Starbucks.

Commissioner DISNEY also asked about the neighborhood comments about limited access at Xenon Street and W. 32nd Avenue.

Mr. Westberg explained that when the traffic light was installed at that location, there was a neighborhood meeting to explain all proposed traffic flows prior to the traffic signal being installed. A majority of the neighbors were in favor of only being able turn right into Xenon from eastbound 32nd Avenue because that design would reduce cut-through traffic in the neighborhood. He also explained that the street grid in the area allows residents on Xenon to exit the neighborhood by any of the 3 streets east of Xenon or by route of Youngfield Street. Mr. Westberg added that trying to install a roundabout in this area would not be practical because there is not enough right-of-way to do so.

Commissioner KERNS asked how many cars will be in the queue for each bay.

Mr. Lupton confirmed that 3 cars can be stacked per bay and each bay will see 1 car for every 15 minutes, allowing 46 cars per day.

Commissioner LARSON inquired about the used fluid storage and how it will be disposed of and managed.

Mr. Lupton explained that all storage of fluids will be in the basement in 200- to 500-gallon metal containers.

Commissioner LARSON also asked if there is a waiting area for customers and if lights will remain on during the nighttime.

Mr. Lupton clarified that all customers will remain in their cars. The only time the lobby will be used is if there is a tire rotation on a car because the car will be lifted. He added that some lights on the building will remain on at night but there is no glare onto other properties.

Commissioner SCHELKE wondered if the bike lane will be moved or lost on 32nd Avenue and if there is the possibility of bike lane barriers being used.

Mr. Cutler and Mr. Westberg explained that there is currently no turning lane in front of this property, but there is to the east and west, and the bike lane will be preserved with the extension of the turn lane. It was also mentioned that barriers are not used anywhere in the City and not currently being looked at for this location in part because of limited right-of-way.

Public Comment

No one wished to speak at this time.

In response to a question from Commissioner LARSON regarding a neighbor's comment, Mr. Cutler said the auto use is an allowed for this property.

It was moved by Commissioner DITULLIO and seconded by Commissioner LEO a request for approval of a Specific Development Plan for a minor auto repair facility on property located at 12601 West 32nd Avenue and zoned Planned Commercial Development (PCD), for the following reasons:

- 1. The specific development plan is consistent with the purpose of a planned development, as stated in Section 26-301 of the Code of Laws.**
- 2. The specific development plan is consistent with the intent and purpose of the outline development plan.**
- 3. The proposed uses are consistent with those approved by the outline development plan.**

4. **All responding agencies have indicated they can serve the property with improvements installed at the developer's expense.**
5. **The specific development plan is in substantial compliance with the applicable standards set forth in the outline development plan and with the City's adopted design manuals.**

Motion approved 8-0.

- B. **Case No. ZOA-22-02**: an ordinance amending Article VIII of Chapter 26 of the Code of Laws to update the City's floodplain maps and to make conforming amendments.

Mr. Westberg gave a short presentation regarding floodplain maps and the proposed code amendment.

In response to a question from Commission LARSON about what is being changed in this ordinance, Mr. Westberg clarified that this ordinance is to readopt the floodplain maps along Sloan's Lake in the street and in some people's front yards. It will not affect the buildings on 26th Avenue and will be effective August 2, 2022.

Mr. Westberg also answered questions regarding flood insurance, the history of floodplain mapping around Sloan's Lake and other floodplain questions around with regards to properties near Clear Creek.

Public Comment

No one wished to speak at this time.

It was moved by Commissioner KERNs and seconded by Commissioner LEO a request to recommend approval of the proposed ordinance amending Article VII of Chapter 26 of the Code of Laws to update the City's floodplain maps and to make conforming amendments:

Motion carried 8-0.

8. OLD BUSINESS

9. NEW BUSINESS

A. Upcoming Dates

Ms. Mikulak mentioned there will not be a May 5 Planning Commission Meeting but most likely the May 19 and June 2 will be held. She added that there will also

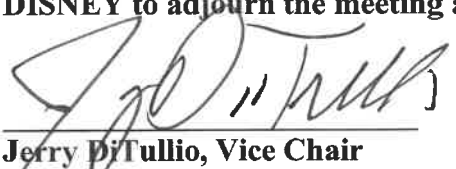
be a joint public meeting in the summer for the 44th Avenue Subarea Plan and Affordable Housing Strategy.

B. Project and Development Updates


Ms. Mikulak announced that Staff is working on a draft ordinance for Accessory Dwelling Units (ADUs) and Planning Commission might hear it in June. She also mentioned that a survey for the CIP project at 35th Avenue between Sheridan and Teller will be open until May 20 on What's Up Wheat Ridge. She also informed the Commission, and anyone listening about the Blitz Report's on Let's Talk Wheat Ridge and welcomed them to read those.

10. ADJOURNMENT

It was moved by Commissioner DITULLIO and seconded by Commissioner DISNEY to adjourn the meeting at 8:18 p.m. Motion carried 8-0.



**Jerry DiTullio, Vice Chair
Secretary**



Tammy Odean, Recording