Record of Proceedings City of Lafayette Planning Commission Tuesday, September 25, 2012

Those in attendance included: Commissioners Benson, Knuth, Nickell, Patzer, Steinbrecher, Wilgus and Wong

Absent: Commissioner Wilgus

Staff present included: Planning Manager Karen Westover, Planner Paul Rayl, Lead Code Compliance Specialist Jon Hoffman, and Recording Secretary Michelle Verostko.

II. Items from the Public Not on the Agenda

None.

III. Minutes for July 24, 2012 and Workshop Minutes for August 28, 2012

Vice Chair Wong moved the Planning Commission approve the meeting minutes for July 24, 2012 and Workshop Minutes for August 28, 2012. Commissioner Nickel seconded the motion. All voted in favor of the motion.

IV. Scheduled Items

A. Lot 3, Lafayette Corporate Campus Replat G, Exempla Good Samaritan Comprehensive Cancer Center

Planner Paul Rayl entered the staff report into the record. Mr. Rayl stated that this application is an architectural amendment to the Exempla Good Samaritan Comprehensive Cancer Center building on Lot 3 of Lafayette Corporate Campus Replat G. He explained that the Planning Commission reviewed the site plan/architectural review plans for this medical office building at their July meeting. Since then, the applicant has redesigned the building and the changes include the amount of stucco, brick and glass that will be utilized as well as a modified roof design.

Mr. Rayl reviewed the exterior building changes including the roof line design and presented illustrations of the original proposed building and the revised architecture. He discussed staff's concern with the roof line changes and explained that the predominant theme throughout the campus includes roof eaves with very pronounced overhangs that provide visual relief to the height of the buildings and also shading to the upper floors. Staff recommends the applicant work with staff to modify the roof design to include eaves and overhangs and to explore alternatives to reduce or eliminate safety concerns regarding snow and ice.

Staff recommends approval of the Site Plan/Architectural Review amendment subject to the recommended staff condition of approval finding the submittal complies with Code Section 26-16-7.1.

David Hamm, Chief Executive Officer of Exempla Good Samaritan Hospital, 200 Exempla Circle, Lafayette, explained that the reason for the redesign of the roof line stems from snow and ice accumulating on the sloped roof overhangs which then creates a safety issue for them. He stated they are willing to work with staff on this concern.

Lynn Moore, Davis Partnership, 2301 Blake Street, Denver, discussed the architectural amendments they made to the building. She presented illustrations of the amended architecture for each of the building elevations and compared them to the original elevations. She reviewed the architectural and exterior material changes for each of the elevation. She discussed the roof line design and stated they are willing to work with staff on a resolution.

The Planning Commission asked staff if there was a change to window sizes, whether the building design and exterior materials were similar to other buildings in the area and whether staff was concerned that the vertical lines with the amended architecture made the building look taller.

The Planning Commission asked the applicant to address drainage, downspouts, gutters, and the roof line design.

The Planning Commission discussed the roof lines and possibly providing the applicant with another option if a solution cannot be reached. They discussed the features they liked in the amended architecture. The Commission discussed amending the condition of approval.

Motion

Vice Chair Wong moved the Planning Commission recommend approval of this request for Site Plan/Architectural Review, subject to staff's recommended condition, finding that the plan complies with the requirements for Site Plan/Architectural Review submittal; complies with the review criteria of the Code; and the design is compatible with the location and proposed use. Commissioner Benson seconded the motion. Chairperson Patzer, Vice Chair Wong, and Commissioners Benson, Nickell, and Steinbrecher voted in favor of the motion. Commissioner Knuth voted against the motion. Commissioner Knuth explained why he voted against the motion.

Conditions of Approval:

1. The applicant shall work with staff to modify the roof design to include eaves and overhangs and to explore other alternatives to reduce or eliminate safety concerns regarding snow and ice.

B. Development and Zoning Code Amendment – Sidewalk Signs

Code Compliance Specialist Jon Hoffman entered the staff report into the record. Mr. Hoffman stated this application is an amendment to Section 26-21-16.1 regarding sidewalk signs. He explained that staff proposes to expand the sidewalk area south on Public Road to South Boulder Road, address the concern of multiple businesses operating out of a single physical address with each business having a sign and update and correct the name changes in the group overseeing the Lafayette Urban Renewal Area. He explained the reasons for the changes.

Staff recommended the Planning Commission recommend the City Council approve the proposed amendment to Section 26-21-16.1 of the Lafayette Code of Ordinances, finding that the proposed amendment is in the best interest of the City of Lafayette.

Chairperson Patzer opened this portion of the meeting for public testimony at 7:40 p.m. No one addressed the Planning Commission. Chairperson Patzer closed the public hearing.

The Planning Commission asked staff whether the Urban Renewal Authority approved the amendment.

Motion

Commissioner Knuth moved the Planning Commission recommend the City Council adopt the proposed amendments to Section 26-21-16.1 of the Code of Ordinances finding that the proposal is in the best interest of the City. Commissioner Nickell seconded the motion. All voted in favor of the motion.

C. Development and Zoning Code Amendments – Landscape

Planning Manager Karen Westover entered the staff report into the record. Ms. Westover explained that the Colorado Revised Statues, Article 45 of Title 12, requires that a person representing themselves as a landscape architect must have a license issued by the State Board of Landscape Architect. Staff has prepared an amendment to the City's landscape code to require landscape plans submitted to the City be stamped by a licensed landscape architect. Ms. Westover reviewed the exceptions to the requirement.

Staff recommended the Planning Commission recommend the City Council approve the proposed amendment to Section 26-19-5 of the Lafayette Code of Ordinances, finding that the proposed amendment is in the best interest of the City of Lafayette.

Chairperson Patzer opened this portion of the meeting for public testimony at 7:45 p.m. No one addressed the Planning Commission. Chairperson Patzer closed the public hearing.

The Planning Commission asked staff to clarify the exceptions and to explain how some hypothetical situations would work.

Motion

Commissioner Nickell moved the Planning Commission recommend the City Council approve the proposed amendment to Section 26-19-5 of the Lafayette Code of Ordinances, finding that the proposed amendment is in the best interest of the City of Lafayette. Commissioner Knuth seconded the motion. All voted in favor of the motion.

Follow-up Discussion on August Field Trip D.

The Planning Commission commented on the parcels they visited on their August field trip. The parcels included Emma & 120th Street, Mixed Use Parcels 10-13 located near Highway 7 and 120th Street. Mixed Use Parcels 1 & 2/Lafayette Farms commercial parcel, Mixed Use Parcel 4/North of Indian Peaks Filing No 16 and west of 95th Street, and Mixed Use Parcel 5/northwest corner of Highway 287 and Dillon Road. Ms. Westover noted that staff would bring the Comprehensive Plan Update to the Planning Commission in early 2013.

2012 Community Survey Discussion E.

Ms. Westover reviewed some of the results from the 2012 Community Survey. The Planning Commission gave their comments/thoughts on the survey results.

V. **Other Business**

Commission Comments / Committee Reports A.

None.

В. **Department Comments**

None.

VI. Adjournment

Vice Chair Wong moved to adjourn the meeting, seconded by Commissioner Benson. All voted in favor of the motion. The meeting adjourned at 8:30 p.m.

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Attest:	Chairperson
Michelle Verostko Recording Secretary	