

## **Meeting of the Planning Commission, April 19, 2016**

Notes taken by Nancy Young

*New retail/commercial/residential building for Five Parks Village Center approved 7-0.*

6:30 pm Commissioners present were Caswell, Goff, Hannan, Sullivan, Rothschild, Crouse and Connell. Presenters - 4; Citizens – 6.

NOTE: Commissioner Rothschild has reached the 3-term limit (12 years) for the Planning Commission. Tonight's meeting was his last as a Commissioner.

### **General Public Comment**

Two citizens expressed their thanks to Commissioner Rothschild for his service. It was noted that his fair treatment of all parties in Planning Commission matters has been deeply appreciated and has earned the respect of Arvada's citizens.

### **Five Parks Village Center - new retail/commercial/residential building**

6:30 pm Public Hearing regarding a new building in the Five Parks Village Center, 13730 W. 85th Drive, on a vacant lot. The application requested approval of the Preliminary Development Plan (PDP).

Jaime Miles and wife Corrie, current residents of the Five Parks neighborhood, plan to build a 5,500 square foot retail/commercial space on the ground floor (estimated 3 tenants, with at least one restaurant envisioned). One single-family residence for the Miles family will occupy the 2nd floor - about 1,730 square feet. The building design is consistent with other nearby buildings, reflecting similar tower structures and using similar brick and related materials.

The major difference from nearby buildings is that this building has high visibility on all sides. Therefore, it is designed for appeal from all viewpoints - there is no "backside".

The proposal calls for 40 parking spaces, including 2 garage spaces for the single-family dwelling. This parking is slightly above the minimum required, reflecting collaboration with the owner of nearby buildings and recognizing that this retail/commercial center needs somewhat more parking than is currently available. The overall layout and design will continue to focus a pedestrian-oriented local center.

The proposal was well-received at the neighborhood meeting. Residents were especially interesting in having another restaurant.

## **Public Comment regarding the new building**

John Miller, owner of the the four existing retail/commercial buildings in the Five Parks Village Center spoke in favor of the proposal, noting that cooperation between the two owners will create a broader, appropriate mix of businesses that complement each other and serve the Five Parks neighborhood. Mr. Miller noted he is planning to develop the last remaining vacant lot in the Five Parks Village Center, which will also include a few additional parking spaces. He is looking forward to further collaboration with Miles to assure success for both ventures.

Commissioner comments noted the quality of the project, it's consistency with neighborhood character, and was nicely summarized by one Commissioner's comment: "Thank you for a great project." The Commission voted 7-0 to recommend approval by the City Council.

## **Closing remarks**

Commissioner Rothschild noted that this was his last meeting as a member of the Planning Commission. He expressed his thanks to the staff for their hard work over the years, and to the public for their recognition of his work.

Chairman Sullivan expressed his appreciation to Commissioner Rothschild, especially his assistance in Commissioner Sullivan's first few years as a member.

## **Staff comments**

The next Planning Commission meeting, on May 3, has no business scheduled. The Commission voted to cancel this meeting. The following meeting, on May 17, has a full agenda, including the Moon Gulch Substation at Candelas, McKinley Farms on W. 51st, and Land Development Code amendments regarding wireless communication services.

NOTE: McKinley Farms is shown on the City development map with the following information: 8745 W. 51st. Ave. (at about Everett Street) - 12 single-family/duplex units on 2.3 acres; Developer Dennis Gray.

7:00 pm - Meeting adjourned.