

Planning and Zoning Commission
Regular Meeting
January 21, 2020
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**TOWN OF BENNETT, COLORADO
PLANNING & ZONING COMMISSION
Regular Meeting
January 21, 2020**

1. CALL TO ORDER

The Planning & Zoning Commission of the Town of Bennett met in regular session on Tuesday, January 21, 2020, at the Town Hall, 207 Muegge Way, Bennett, Colorado. Chair Wayne Clark called the meeting to order at 6:00 p.m. The following persons were present upon the call of the roll:

Chair: Wayne Clark

Commissioners: Martin Metsker
Scott Smith – Arrived at 6:05
Rachel Connor
Suzette Pulliam
Grider Lee
Dennis Owens

Staff Present: Deb Merkle, Community Development Manager
Steve Hebert, Planning and Economic Development Manager
Dan Giroux, Town Engineer
Mike Rocha, Town Traffic Engineer
Christina Hart, Clerk Pro-Tem

Public Present: Leanne Mahler, Layla Rosales, James Hayes, John Vitella, Boston Blake, Kevin Rohrbough, Mike Weiher

1. APPROVAL OF AGENDA

COMMISSIONER PULLIAM MOVED, COMMISSIONER METSKER SECONDED to approve the agenda as presented. Chair Clark declared the motion carried by unanimous vote.

2. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments on items not on the agenda presented.

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3. **REGULAR BUSINESS**

A. **Public Hearing(s)**

1. **Case No. 19.06 – Muegge Farms Filing No. 4 Final Development Plan**

Resolution No. 2020-02 A Resolution Recommending Approval of a Final Development Plan for Muegge Farms Filing No. 4

Chair Wayne Clark opened the public hearing on Case No. 19.06 at 6:02 pm, a public hearing on the approval of a Resolution recommending approval of a final development plan for Muegge Farms Filing No. 4. Town Clerk Pro-Tem, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statute and published in the Eastern Colorado News, January 10, 2020 Legal Number 2301.

Commissioner Martin Metsker informed the Planning & Zoning Commission of his affiliation with Civil Core Engineering Firm, which is working on the Muegge Farms project, and recused himself from the Public Hearing discussion and voting.

Steve Hebert, Town Economic Development Manager, introduced himself to the commission and reported to the commission, several of the applicant representatives, are present for the public hearing. Mr. Hebert advised the commission they have two public hearing cases before them. **Case No. 19.06 – Muegge Farms Filing No. 4 Final Development Plan and Case No. 19.07 – Muegge Farms Filing No. 4 Final Plat Public Hearing**

The Final Development Plan Filing No. 4 plans for 84.2 acres allowing for:

- 366 Single-Family detached home lots; 6.7 dwelling units per acre
- Creation of 2 Pocket Parks
- Open Space
- 24 Acre Tract J (to be transferred to the Town of Bennett at the request of the Town)
- Storm Water Detention
- Active Park space with room for 2 Soccer Fields; eventually maintained by the Town of Bennett
- Community Garden

The property is located south of the Centennial Subdivision, southwest of the Bennett Town hall and just northwest of the Bennett Marketplace (King Soopers).

The creation of Civic Center Drive will provide access to the property with future full movement access by way of Muegge Street to Marketplace Drive.

Town water, sanitary sewer and storm water infrastructure will serve the development

Staff finds the proposed FDP is consistent with the Town of Bennett Comprehensive Plan, is compliant with Land Use and Development per the Chapter 16 Bennett Municipal Code, the FDP is consistent with the Muegge Farms Outline Development Plan and conforms to the Town of Bennett Development Guidelines.

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Staff recommends the Planning and Zoning Commission recommend, to the Board of Trustees, approval of Case No. 19.06 – Muegge Farms Filing No. 4, Final Development Plan, subject to the following conditions:

1. Fire Department approval is required for all FDC, fire hydrant locations and fire apparatus setbacks.
2. Make other minor modifications as directed by Town Staff, Attorney, and Engineer

Staff findings on the proposed Final Plat are compliant with the Town's Zoning Ordinance; the Muegge Farms Outline Development Plan (ODP) (the governing zoning document) complies with the overall subdivision regulations in Chapter 16 of the Bennett Town Code.

APPLICANT PRESENTATION

Owners representative, Jim Hayes, Clayton Properties Group (dba Oakwood Homes), advised the commission Oakwood Homes, a Colorado base company, has been around since 1991. Green Valley Ranch was developed by Oakwood Homes and is currently the master planner for Commerce City Reunion Master Plan.

Additional representatives for the owners of the project include; Layla Rosales, and Mike Weiher with Terracina Design, Boston Blake and Kevin Rohrbaugh with engineering firm Core Consultants.

Layla Rosales, Terracina Design, advised the build out will be in 4 phases. Construction of model homes will be off Harvest Drive. Phase 1 will include 2 points of access from Muegge Street. Phase 2 will continue the construction of Muegge Street through to Marketplace Drive. Phase 1 and phase 2 will see construction of 2 parks each approximately 1 acre in size will include a community garden, playground, picnic area, grills, shade structure, lawn area, and sidewalks.

The Carriage House and The American Dream are the two products offered by Oakwood Homes. The neighborhoods will have enhanced streetscapes. This design puts the front doors facing the street with limited curb cuts. The garages will face the motor court.

The Carriage House is configured around a motor court. The Carriage House model will have 149 home sites. It is the larger of the two products. Four to 6 homes will be arranged around the motor court. Each home will have a backyard. The Carriage House will provide 7 different home models. Each home offered is two or three stories and provide options of 1,200 to 2,400 square feet. The Carriage House motor court surface will be pavers.

The American Dream is a smaller home that is also configured around a motor court with the front doors facing a green court. Each home will have its own yard based on the layout. This model offers two or 3 story homes with square footage options ranging from 900 to 1,700 square feet. The model also offers two or three door garages.

The commissioners asked the following questions of the applicant and Town Staff:

- Commissioner Lee asked the applicant about the following:
 - Clarification regarding the location of the future detention pond, neighborhood park, future Town Hall and commercial shops
 - Clarification of the Town standards for material that will be used to construct the streets.
 - The applicant confirmed there are no basements in the homes.

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- Commissioner Pulliam asked the following:
 - Do the pavers used in the subdivision withstand the elements of traffic and weather.
 - The applicant confirmed the Home Owners Association (HOA) would be responsible for the care and maintenance of the pavers.
 - Are pavers recognized as a solid surface per the Bennett Municipal Code

PUBLIC COMMENTS

There were no public comments presented.

Chairman Wayne Clark closed the public hearing on Case No. 19.06 Muegge Farms Filing No. 4 Final Development Plan at 6:45 p.m.

COMMISSIONER LEE MOVED AND COMMISSIONER SMITH SECONDED that the Planning Commission for the Town of Bennett approve Resolution No. 2020-02, a Resolution Approving Recommendation Approval of the Muegge Farms Final Development Plan Filing No. 4 Voting was as follows;

YES: Connor, Lee, Owens, Pulliam, Smith, Clark
NO: None
RECUSED: Metsker

Chair Clark declared the motion carries.

B. Public Hearing(s)

1. Case No. 19.07 – Muegge Farms Filing No. 4 Final Plat

Resolution No. 2020-03 A Resolution Recommending Approval of a Final Plat for Muegge Farms Filing No. 4

Chair Wayne Clark opened the public hearing on Case No. 19.07 at 6:48 pm, a public hearing on the approval of a Resolution recommending approval of a final development plan for Muegge Farms Filing No. 4. Town Clerk Pro-Tem, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statute and published in the Eastern Colorado News, January 10, 2020 Legal Number 2301.

Commissioner Martin Metsker informed the Planning & Zoning Commission of his affiliation with Civil Core Engineering Firm, which is working on the Muegge Farms project, and recused himself from the Public Hearing discussion and voting.

Steve Hebert, Town Economic Development Manager, advised the commission the proposed Final Plat is accompanied by a Final Development Plan (Case No. 19.06) and he did not have any additional information to provide the commission.

APPLICANT PRESENTATION

The applicant advised the planning commission they did not have any additional information to provide.

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The commissioners asked the following questions of the applicant and Town Staff:

- Commissioner Lee asked the applicant if the two styles of homes are the same on the Final Plat and Final Development Plan.

PUBLIC COMMENTS

There were no public comments presented.

Chairman Wayne Clark closed the public hearing on Case No. 19.07 Muegge Farms Filing No. 4 Final Plat at 6:52 p.m.

COMMISSIONER PULLIAM MOVED AND COMMISSIONER SMITH SECONDED that the Planning Commission for the Town of Bennett Approve Resolution No. 2020-03, a Resolution Approving Recommendation Approval of the Final Plat for Muegge Farms Filing No. 4.

Voting was as follows;

YES: Lee, Owens, Pulliam, Smith, Clark, Connor

NO: None

RECUSED: Metsker

Chair Clark declared the motion carries.

4. TOWN STAFF REPORTS

Christina Hart, Town Clerk Pro-Tem, reported the following:

- Planning & Zoning have no public hearings or meetings scheduled for February.
- Reminded the commissioners of the two upcoming Planning & Zoning Commission vacancies.

Steve Hebert, Town Economic Development Manager, reported the following:

- Provided the commission with an explanation of the double public hearing process before them tonight.

Mike Rocha, Town Traffic Engineer, reported the following:

- The Town has requested that CDOT look into safety concerns voiced during the Bennett Ranch hearing regarding the Highway 79 and 38th Avenue intersection. Follow will take place

5. COMMISSIONER COMMENTS/REPORTS

There were no Commissioner reports presented.

6. ADJOURNMENT

COMMISSIONER PULLIAM MOVED, COMMISSIONER METSKER SECONDED to adjourn the meeting. The Chair declared the motion carried by unanimous vote. The meeting was adjourned at 7:29 p.m.

Christina Hart

Christina Hart
Town Clerk Pro-Tem

Wayne Clark

Wayne Clark - Chair