



Planning and Zoning Commission

Monday, February 22, 2021 at 6:00 pm

**PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC
DEVICES. THANK YOU**

1. Meeting Information

To watch a live stream of the meeting

The information for the Town's Planning and Zoning Commission virtual meeting can be found below:

<https://us02web.zoom.us/j/83002041116>

Meeting ID: 830 0204 1116

Passcode: 473653

One tap mobile

+13462487799

2. Call to Order

Wayne Clark, Chair

Roll Call

3. Approval of Agenda

Wayne Clark, Chair

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us virtually for our Town of Bennett Planning and Zoning Commission Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up in the chat box. If you are on the phone, once we get through the chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

Regular Business

4. Public Hearing

Steve Hebert, Planning and Economic Development Manager

a. Case No. 20.20 - Bennett Crossing Southwest Rezoning and Outline Development Plan (ODP)

Attachments:

- **Public Hearing Script** (QuikTrip_Rezoning_and_ODP_Script.PC.pdf)
- **Staff Report Bennett Crossing Southwest Rezoning and Outline Development Plan** (0_-_QuikTrip_P_Z_Staff_Report_No_20_20_Rezoning.pdf)
- **PowerPoint Presentation Bennett Crossing Southwest Rezoning and Outline Development Plan** (QuikTrip_Zoning_FinalPlat_P_Z_StaffPresentation.pdf)
- **Land Use Application - Gayeski** (1_-_83-4216_LandUseApplication_Gayeski_e-signed.pdf)
- **Land Use Application - JaGee** (2_-_83-4216_LandUseApplication_JaGee_e-signed.pdf)
- **Letter of Intent** (3_-_83-4216_LetterOfIntent-MS-ODP-FDP.pdf)
- **Applicant's PowerPoint Presentation** (4_-_Applicants_4216_PowerPoint_for_public_meeting.pdf)
- **Current Bennett Crossing Outline Development Plan** (5_-_BennettCrossing_ODP.pdf)
- **Proposed Bennett Crossing Southwest Outline Development Plan** (6_-_83-4216_ODP-2nd.pdf)
- **Combined Staff and Referral Agency Comments on 2nd Submission** (7_-_QuikTrip_Plat_ODP_CombinedRedlineComments.pdf)
- **Resolution No. 2021-02 A Resolution Recommending Approval of the Outline Development Plan for Bennett Crossing Southwest** (8_-_Bennett_Crossing_SW_ODP.PC.reso.pdf)
- **Suggested Motion** (suggested_motion.pdf)

b. Case No. 20.19 - QuikTrip Minor Subdivision Plat, Bennett Crossing Filing No. 4

Attachments:

- **Staff Report QuikTrip Minor Subdivision Plat, Bennett Crossing Filing No. 4** (0_-_QuikTrip_P_Z_Staff_Report_MinorSub_02_22_21.pdf)
- **PowerPoint Presentation Bennett Crossing Southwest Rezoning and Outline Development Plan** (QuikTrip_Zoning_FinalPlat_P_Z_StaffPresentation.pdf)
- **Land Use Application - Gayeski** (1_-_83-4216_LandUseApplication_Gayeski_e-signed.pdf)
- **Land Use Application - JaGee** (2_-_83-4216_LandUseApplication_JaGee_e-signed.pdf)
- **Letter of Intent** (3_-_83-4216_LetterOfIntent-MS-ODP-FDP.pdf)

- **Minor Subdivision Plat** (4_-20383-R1-QT_4216_BENNETT_CROSSING_FILING_NO_4_.pdf)
- **Combined Staff and Referral Agency Comments** (5_-_QuikTrip_Plat_ODP_CombinedRedlineComments.pdf)
- **Resolution No. 2021-03 A Resolution Recommending Approval of a Final Plat for Bennett Crossing Filing No. 4** (6_-_BennettCrossing_Fling4_FP.PCReso.pdf)
- **Suggested Motion** (suggested_motion.pdf)

c. Case No. 21.01 and 21.04 - 300 Bennett Avenue Zoning and Sketch Plan Attachments:

- **Public Hearing Script** (0_-_300_Bennett_Ave_Script.PC.pdf)
- **Staff Report 300 Bennett Avenue Zoning and Sketch Plan** (1_-_Staff_Report_300BennettAve_Zoning_SP_No21-01_04.pdf)
- **PowerPoint Presentation 300 Bennett Avenue Zoning and Sketch Plan** (2_-_300_Bennett_Ave_P_Z_Presentation_02_16_21.pdf)
- **300 Bennett Avenue Zoning Application** (3_-_300_Bennett_Ave_Rezone_Application_Submittal_Jan_2021.pdf)
- **300 Bennett Avenue Sketch Plan Application** (4_-_Sketch_Plan_Application_1-21-2021.pdf)
- **R-3 Zone District Permitted Uses** (5_-_PermittedUses_R-3_District.pdf)
- **R-3 Zone District Standards** (6_-_R_3_High_Density_ResDstrct_Std.pdf)
- **300 Bennett Avenue Sketch Plan** (7_-_BennettTownhomes_Sketch_Plan_Sheet1of1_1-21-2021.pdf)
- **Town Engineer Response** (8_-_300_BennAve_TH_ZoneSketch_TE_Revu_Memo_2-5-2021__1_.pdf)
- **Town Traffic Engineer Response** (9_-_TrafficEng_02042020_Site_Plan_Comments.pdf)
- **Bennett-Watkins Fire Rescue Response** (10_-_BWFRLetterhead.Comments.300BennettRezone.01.21.21.pdf)
- **Bennett School District 29J Response** (11_-_Bennett_School_300_Bennett_Ave_Referral_02092021.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (12_-_IREA_COMMENTS_300_BENNETT_AVE_2-3-21.pdf)
- **Colorado Natural Gas (CNG) Response** (13_-_Colorado_Natural_Gas_EASEMENT_EX001.pdf)
- **Resolution No. 2021-01 - A Resolution Recommending Approval of Initial Zoning for the 300 Bennett Avenue Property, Case No. 21.01** (14_-_300BennettAve_PC.ZoningReso_02_22_21.pdf)
- **Suggested Motion** (suggested_motion.pdf)

5. Action/Discussion Item

a. Case No. 21.02 - Lennar's Bennett Crossing Sketch Plan

Steve Hebert, Planning and Economic Development Manager

Attachments:

- **Staff Report Lennar's Bennett Crossing Sketch Plan** (0_-_LennarSketchPlan_P_Z_Staff_Report_02_22_21.pdf)

- **PowerPoint Presentation Lennar's Bennett Crossing Sketch Plan** (1_-_LennarSketchPlan_P_Z_Presentation_02_22_21.pdf)
- **Lennar Sketch Plan Application** (2_-_LandUseApplication_Jan_2021_Bennett_Crossing_5.pdf)
- **Letter of Intent** (3_-_Letter_of_Intent_Bennett_Crossing_5.pdf)
- **Bennett Crossing Filing 5 Sketch Plan** (4-_BENNETT_CROSSING_5_SKETCH_PLAN_01-11-21.pdf)
- **Bennett Crossing Outline Development Plan (ODP)** (BennettCrossing_ODP.pdf)
- **Summary of Major Referral Comments** (6_-_SummaryBC_FilingNo5_SketchPlan_RfrlComments_02_11_21.pdf)
- **Town Engineer Response** (7_-_BC_Filing_5_Sketch_Plan_TownEngineer_Review_Memo_2-8-2021.pdf)
- **Town Traffic Engineer Response** (8_-_TownTrafficEngineer_Lennar_Bennett_Crossing_Sketch_Plan_Comments.pdf)
- **Colorado Department of Transportation (CDOT) Response** (9_-_CDOT_Red-line_of_Sketch_plan_2-1-21_Lennar.pdf)
- **Bennett-Watkins Fire Rescue Response** (10_-_BWFRLetterhead.Comments.LennarSketchPlan.01.21.21.pdf)
- **Bennett School District 29J Response** (11_-_Bennett_School_Bennett_Crossings_02092021.pdf)
- **Town Attorney Response** (Town_Atty_Bennett_Crossing_F5.Sketch_Plan_Memo.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (14_-_IREA_COMMENTS_LENNAR_-_BENNETT_CROSSING_F_5_2-3-21.pdf)
- **Colorado Natural Gas (CNG) Response** (13_-_CNG_-_UTILITY_EASEMENT_Lennar_BennettCrossing.pdf)

6. Commissioner Comments/Reports

7. Adjournment