



## WESTMINSTER

CITY OF WESTMINSTER  
PLANNING COMMISSION  
Meeting Minutes  
June 13, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Vice-Chairperson Joe McConnell. Present were Commissioners Lawrence Dunn, David Carpenter, and Rick Mayo. Excused from attendance were Chairperson Jim Boschert and Commissioners Chennou Xiong, David Tomecek, Elisa Torrez, and Tracy Colling. Also present: Staff members Interim Planning Manager John McConnell, Senior Planner Stephanie Ashmann, Transportation Engineer Heath Klein, Deputy City Attorney Greg Graham, and City Clerk Abby Fitch. With the roll called, Vice-Chairperson McConnell stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from May 23, 2023.

Commissioner Dunn made a motion to accept the minutes from the May 23, 2023, Planning Commission meeting. Commissioner Carpenter seconded the motion. The minutes were unanimously accepted (4-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Approval of an Amendment to the Preliminary Development Plan Bradburn Subdivision, Filing 1, 10th Replat Block 17, Lot 25 and Lot 26

Stephanie Ashmann, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on June 1, 2023. Ms. Ashmann narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend approval of the Second Amended Preliminary Development Plan to the Bradburn Subdivision, Filing 1, 10th Replat, Block 17, Lot 25 and Lot 26.

The applicant team, represented by Dan O'Brien of Presence Design Group narrated a PowerPoint presentation. Jonathan Nassar of Steelgenix was also present.

Commissioner Carpenter asked staff about the change of units. Would the nine units have any effect on the Comprehensive Plan or are we using what is technically allowable in the TMUND? Ms. Ashmann confirmed that the Bradburn TMUND category that was in the 2013 Comprehensive Plan has a density of 18 dwelling units per acre, when the water calculations were done, the density allocated that which also carried over with the 2040 Comprehensive Plan. Commissioner Carpenter asked staff to confirm that it was based on maximum density that the vacant lot could use, not the lesser density that is proposed. Mr. McConnell stated that it is important to note that in the presentation, the overall dwelling units in the PDP is seven dwelling units per acre which leaves room for additional dwelling units over and above the nine that they are requesting. Staff feels that the overall request of nine dwelling units is reasonable.

Commissioner Carpenter asked if someone could speak to the potential of coming back to discuss a parking reduction as stated in the agenda memo. Mr. O'Brien responded that his understanding is the parking reduction would be part of the ODP process submittal. The initial concept that has been developed wouldn't require a parking reduction for the overall sites. If

there is an increase in the residential units, this may be a consideration, but it is not a certainty at this point. Commissioner Carpenter asked for clarification if parking would be provided for the units. Mr. O'Brien confirmed that the standard Westminster requirements are being used and applied those ratios. Mr. Nassar added that they have conducted a parking study and traffic analysis. Lot 25 will have 56 spots and Lot 26 will have 53 spots for a total of 109 parking spots.

Commissioner Mayo asked for clarification if there is a restaurant on the ground floor and one on the roof. Mr. Nassar confirmed that is the current vision. Discussions around hours of operation to accommodate quiet times as well as types of restaurants are currently being worked out.

Vice-Chairperson McConnell asked what is the difference in elevation from the third floor adding the addition of the fourth floor and the restaurant on the roof. Mr. O'Brien stated that the height would be 13-14 feet on the fourth floor and the concept of the fifth floor is set back from the perimeter of the building so the building reads like a four-story building. All three views in the presentation are looking south/southeast.

Vice-Chairperson McConnell opened the public hearing at 7:25 pm.

There were four individuals that signed up to speak, all opposing the current proposal. Multiple concerns were heard about density and the amount of traffic that is already in that area. Bradburn is not a walkable area due to the vehicle traffic and this development is very out of character and not harmonious for the area. Parking, safety, snow removal, and deliveries are a concern. One request was to consider large speed bumps for the area to slow the traffic. Another speaker is concerned about the rooftop restaurant and the difference between having a fine dining restaurant and a bar which would potentially change the amount of traffic and parking in the area.

During public comment, staff was asked to clarify the number of available units. Ms. Ashmann confirmed that in 2002, there was an amendment to the PDP for the Bradburn Subdivision the total unit count for the subdivision would be 793 which includes all residential and the mixed-use buildings north of 118th that would have included residential. What the applicant's proposed, is to increase that number to be 802 which is adding 64 units. What is currently built in Bradburn is 738 units.

Chairperson Boschert closed the public hearing at 7:43 pm.

Commissioner Carpenter made a motion recommending that the Planning Commission recommend City Council approve the amended Preliminary Development Plan as proposed for Block 17, Lots 25 and 26 of the Bradburn Subdivision Planned Unit Development. This recommendation is based on a finding that the amended Preliminary Development Plan is generally supported by the criteria set forth in Sections 11-5-14 of the Westminster Municipal Code.

Commissioner Dunn seconded the motion.

Commissioner Carpenter asked if staff could speak to the traffic concerns. Mr. Klein stated that the additional nine units would add approximately an additional 90 trips per day from what was already anticipated in the area at full build. For the project itself, approximately 500 additional vehicles could be added per day that are not seen today. These empty lots were already planned for development (mixed-use and commercial), and what is being proposed was already anticipated in the original traffic report. The volumes that are being seen are unfortunate largely based on the charter school in the area which causes long backups in both the morning and afternoons. The streets were intentionally built narrow to slow traffic but unfortunately hasn't slowed everyone. Currently the City does not install speed humps decided by City Council as they create noise from trucks, trouble parking, and impacting residents. Staff has been looking at adding speed awareness signs which are installed once the 85th percentile traffic reach 20% higher than posted speed which would be 32 MPH, which currently speeds in

the area are about 28 MPH. Stop signs are also not added to deter speed as they increase the danger if people don't stop at the sign. Commissioner Carpenter stated that it sounds like there is a small speeding problem but is within the margin of error. Are there other traffic calming options? Mr. Klein stated that there are bulb outs at the intersections which make it uncomfortable to speed and the speed is posted but staff can look at it.

Commissioner Carpenter asked staff to confirm the height of the building - 3 story or 4 story with a rooftop deck. Ms. Ashmann stated that within the PDP language, it says limited fifth floor rooftop bar or restaurant. Once the application moves into ODP review, staff will take a closer look at the allowable uses, hours of operation, location on top of building, types of screening, etc. Commissioner Carpenter asked if hours of operation would be controlled through the ODP or if it is a bar, does a special license or permit control those hours. Ms. Ashmann didn't know the answer to that question but confirmed that she would get the answer to that question. The height of the building will also be looked at more closely during the ODP review process.

Mr. Graham stated that the SPLD cannot limit the hours of alcohol sales as that is statutory and they have no authority over that.

Vice-Chairperson McConnell asked staff to clarify the second exception of removal of the remaining 54 main street apartments to be replaced with the 48 main street condominiums was limited to Lot 25. Ms. Ashmann confirmed that the type of main street building that is listed in the PDP best fit what the applicant is proposing other than it said apartments. These are proposed to be for-sale condominium product. The full 54 units will not be going into that building but a portion will be going into the lot behind Lot 26. Lot 26 is listed in the PDP as mixed used which include residential. Vice-Chairperson McConnell asked for clarification on the townhomes to the east as being three story. Ms. Ashmann stated that the townhomes to the east are two story and the ones to the west are three story.

Commissioner Carpenter stated that he appreciates the applicant bringing the renderings and understands that people are concerned about what could be coming to the area. Overall, he is supportive of the change from apartments to condominiums but is concerned about the fifth story rooftop deck.

Commissioner Dunn expressed enthusiasm about this project, hoping it will revitalize the area. There will be an ODP review where specific resident concerns can be addressed.

Vice-Chairperson McConnell agreed with Commissioner Carpenter's concern about building height as well as traffic. Ms. Ashmann stated that after the Planning Commission packet was posted that she received email comments that expressed concerns about traffic, building height, and parking. Staff will include these comments as an addendum to the City Council packet.

The motion passed (3-1).

Vice-Chairperson McConnell clarified that the Planning Commission has recommended that the City Council approve the PDP. This will have to go to City Council for approval and any questions that weren't asked tonight will be able to be asked during the upcoming City Council meeting.

#### 4. ADJOURNMENT

The meeting was adjourned at 8:07 p.m.

THE WESTMINSTER PLANNING COMMISSION

  
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Joe McConnell, Vice-Chairperson

A full recording of the meeting has been posted on The City of Westminster website.  
[www.cityofwestminster.us/pc](http://www.cityofwestminster.us/pc)