

MINUTES
EVANS PLANNING COMMISSION
Regular Meeting
February 28, 2012 – 7:00 p.m.

CALL TO ORDER

Chairperson Bisel called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Chairperson Bisel, Vice Chairperson Brothe, Commissioner Phillips

Absent: Commissioner Numoto

APPROVAL OF MINUTES

Commissioner Phillips moved, seconded by Commissioner Brothe, to approve the January 24, 2012 minutes as presented. Motion passed with all voting in favor thereof.

APPROVAL OF AGENDA

The agenda was approved as submitted.

AGENDA ITEMS

Public Hearing – Zoning Amendment – 35th Avenue and 34th Street, Evans, Colorado– Ashcroft Park Apartments

Jason Sherrill with Landmark approached the Planning Commission to show presentation for Land Use. Present with Jason is Scott Ehrlich. There was a recent study done about the need for apartments in Greeley and Evans. The study showed the typical home buyer is looking for apartment quality living more than residential single family dwellings due to the economy. There are no other structures in the area to meet the demand because there is a low/no vacancy rate. Landmark wants to complement lifestyle of future renters.

Commissioner Brothe asked about clubhouse being part of the plan. Jason has included a proposed clubhouse. He wants to make sure there is enough use/need to build a clubhouse. There may be a pool.

Commissioner Brothe asked if the builder has polled homeowners adjacent to property about what they think. Ms. Trent responded that this is rezone issue only, and the notice was mailed to surrounding landowners with no comments being presented to the City. Should the project come through a site plan review, additional neighborhood meetings will take place.

Chairperson Bisel stated we aren't considering the way it looks at this time, only if it is the appropriate use for the land.

Commissioner Phillips asked how many apartments per building. Mr. Sherrill responded that the apartments will be two-story with 16 units per building that would include 1,2, & 3 bedrooms.

Commissioner Phillips asked about the parking for the structures. There will be 370 parking spaces for use, which exceeds the requirement of 350 spaces.

Commissioner Phillips is considered that parking for single-family dwellings will be impacted. Mr. Sherrill said will address those issues at a later time, if approved. Commissioner Brothe asked for anyone opposed from public. No one came forth.

The public hearing was then closed by Chairperson Bisel.

Comments: Commissioner Brothe said it does make sense for the use of the land. Chair Bisel read the code for single-family housing. Commissioner Brothe thinks the only use that wouldn't be sensible is farming zoning.

Commissioner Phillips moved to approve the land use for this site. Commissioner Brothe seconded the motion. Motion passed with all voting in favor thereof.

Public Hearing – Use by Special Review – Installation of carports – 3202 11th Avenue – Campus Crest

Ms. Trent indicated that this request for carport will not comply with code, and that the ZBA denied variance. The applicant, Campus Crest, wants to table the idea and start over.

Commissioner Phillips moved to approve the request to table. Commissioner Brothe seconded the motion. Motion passed with all voting in favor thereof.

AUDIENCE PARTICIPATION:

There were no comments from the audience.

GENERAL DISCUSSION:

PC asked to see if they would like to go to ZBA Thursday, April 5th, for work session setting.

Chairperson Bisel gave a report about the District 6 meeting.

The next meeting was set for March 27, 2012 at 7:00 pm.

ADJOURNMENT:

Chairperson Bisel adjourned the meeting at 7:47 p.m.