

WOODLAND PARK PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WOODLAND PARK CITY COUNCIL CHAMBERS  
April 13, 2006  
7:00 PM

- I. CALL TO ORDER AND ROLL CALL  
Commissioners in attendance were Todd, Hartsfield, Hunsicker, Maluschka, Miller, Smith and Ullo. Staff present were Napoleon and Weien. Commissioner Scott was absent.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING  
Minutes of the March 9, 2006 meeting. No minutes available for the March 23, 2006 meeting as no quorum was established to conduct business. Chairman Todd asked if there were any corrections or deletions to the minutes of the March 9, 2006 meeting as presented, hearing none, minutes approved.
- IV. REQUESTS AND/OR PUBLIC HEARINGS
  - A. Re-scheduled from March 23, 2006 meeting - CASE SUB06-002, #2602020 Woodland Park Condominiums: Request for the City's review and approval of a condominium plat which includes a vacation and replat of Lots 5 & 6, Paradise Estates Filing No. 2 and Lot 2 Paradise Lodge Subdivision into a single lot and converting the existing Woodland Park Apartment complex into 40 condominium units located at 380 Paradise Circle as requested by Mike Sollenberger, partner of Woodland Park Apartments LTD.  
  
Napoleon presented the staff report with a PowerPoint presentation that reviewed the zoning map showing the location of the current apartments in relationship to the neighboring properties. Napoleon shared with the commissioners that their role is to review the plat and the City Council's role is to review the setback variance and parking requests. Board of Adjustments or Planning Commission will not hear the request for variances relative to subdivisions on this plat. Staff recommends the approval of this plat with the stated three conditions.  
  
Discussion took place as to the limited parking spaces and that each one-bedroom unit only has one space available. The current code requires two parking spaces for one bedroom condominiums or Multi-Family use projects. Several commissioners expressed

their concerns about the lack of parking on site and the lack of on street parking to provide additional parking for these residents.

Chairman Todd opened the public hearing. Arnie Sparnins of 2621 Vista Glen Court spoke sharing his concerns for the displaced seniors and is this change for the good of the community?

Applicant Mike Sollenberger gave the history of this project that in 1983 when these units were constructed, they were built through a special low interest rate government loan that allowed development of affordable housing that also had many requirements and restrictions i.e. not allowed to install dishwashers in the units or other luxury items. The 40 apartment units were designed for low income and senior use at low rents and some at subsidized rents. After 20 years the owner has the option to pay off the loan and no longer be restricted. The project can become a fair market value complex. This loan was paid off 2 years ago and tenants were notified in September 2003 that the project had changed status. Rents have not been raised even though the owner did have the legal option. Most tenants have chosen to move out and the current vacancy rate is very high. The vision is to create affordable ownership housing with these units hopefully selling for \$90,000.00-\$100,000.00. Applicant answered questions from commissioners regarding current parking and if site has any flexibility to add additional spaces.

Darwin Naccarato of 410 Craig Court addressed the commissioners about his concerns for affordable housing and for displaced seniors.

Angela DeLuci of 351 Paradise Circle asked the applicant what types of outside improvements would be made?

Sollenberger's response is that most of the improvements would be interior with new paint, carpeting, furnaces, adding dishwashers, etc. The exterior improvements will be new roofs and paint.

Arnie Sparnins addressed the commissioners again regarding his concerns for the pedestrian walkways and safety issues with increased traffic flow for seniors and children in this congested area.

No further comments, public hearing portion of the meeting closed by Chairman Todd.

Discussion took place as to what options might be available to the applicant to improve the parking and pedestrian safety issues. Commissioners request that it go on record and be taken to Council

that a re-evaluation of the current open space should take place as a possible solution to creating additional parking spaces.

**MOTION:** Miller moved to approve CASE SUB06-002, #2602020 Woodland Park Condominiums with the three conditions and that Council be informed of the commissioners request for review of open spaces to be utilized for additional parking on this project. Hartsfield seconded this motion. Approved 7-0.

- B. Case SPR/CUP 06-001 #2603030 Mountain View United Methodist Church: Request for the City's review and approval of a Site Plan Review (SPR) and Conditional Use Permit (CUP) to construct a 9,233 square feet addition to the existing facility, consisting of a new 300 seat sanctuary and supporting 114 parking spaces within a tract zoned Suburban Residential with a legal description of Lot 4 Forest Edge Estates, more specifically 1101 Rampart Range Road, Teller County, Woodland Park, Colorado, by the Mountain View United Methodist Church.

Napoleon presented the PowerPoint presentation that showed the location of the current facility and surrounding property uses. This project is coming before the commission, as it is a substantial improvement. Parking spaces needed are 108 and this plan provides 113 parking spaces. Improvements require an upgrade to existing water tap and sewer. Staff recommends approval with conditions. Napoleon shared that this case will take two motions, one for the substantial improvement and one for the design.

Commissioners asked about the lighting. Napoleon stated that current code requirements of full cut off and dark sky standards will be met.

Applicant was represented by the architecture, George Cruz of Bollar Cruz Architects, LLC 13 South Tejon Street, Suite 400, Colorado Springs, CO. Mr. Cruz reviewed the design with the commission, answering questions as to specific details presented in the colored rendering. There is no school proposed at this time.

Public hearing opened with Rex of 1150 Forest Edge Road expressing his concerns about the exterior lighting.

Darwin Naccarato of 410 Craig Court encouraged the commissioners to accept this project, as the church community needs this addition.

Public hearing closed. Discussion took place as to the trip generation report for estimated increased traffic; if there is a second phase to this project that is determined to be substantial will it return to the commission for review.

**MOTION:** Ullo moved to accept Case SPR/CUP 06-001 #2603030 Mountain View United Methodist Church with the condition of the lighting being full cut off. Maluchka seconded the motion. Approved 7-0.

**MOTION:** Ullo moved to accept the design of the building for Case SPR/CUP 06-001 #2603030 Mountain View United Methodist Church. Hunsicker seconded the motion. Approved 7-0.

- C. Case SUB06-003 #2603038, Tamarac Tech Park #3 Preliminary Plat: Request for the City's review and approval of the Tamarac Tech Park Filing #3 Preliminary Plat, which is a replat of Lot 2, Tamarac Tech Park Subdivision Exemption Plat located in the W<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 12, T12S, R69W of the 6<sup>th</sup> P.M., City of Woodland Park, Teller County, more specifically 950, 1000, 1020 and 1050 Tamarac Parkway, consisting of approximately 28.88 acres, for the purpose of subdividing the tract into 5 parcels, as submitted by the owner, Sage-Tamarac, Inc. and Robert P. Young, Managing Agent.

Napoleon shared the Preliminary Plat information and the staff recommends approval with the two conditions stated in the Staff Report. City Council will need to make a determination on the request for a variance of Lot 3 50' frontage along Tamarac Parkway through the subdivision process.

Hartsfield questioned the requirements of new curb and gutters for the CSCS school next to the ROW now that this plat is in the review process and the surrounding property will be developed. This question was not resolved during the meeting; staff will research this question.

Todd opened public Hearing. Lee McCormack of 1420 Masters Drive in Fairway Pines represented himself and several members in the audience of the Woodland Park Community Church that have concerns about the development of this tech park since it is zoned Heavy Service Commercial Light Industrial which now allows Sexually Oriented Businesses in this zoning even though there is a 200 feet distance from schools and churches.

Bob Young, represented the owner/applicant of Sage-Tamarac Industrial Park explaining that this plat is dealing with 5 lots, 4 lots are already sold, smaller businesses will be the potential owners with 2 lots use to be a surveying firm. Mr. Young spoke of plans to create an HOA with covenants that would limit the type of usage. Mr. Young is not in favor of having Sexually Oriented Businesses in this development.

Chairman Todd closed public Hearing portion of the meeting.

**MOTION:** Smith moved to approve Case SUB06-003 #2603038, Tamarac Tech Park #3 Preliminary Plat with the two conditions. Hunsicker seconded. Approved 7-0.

- D. Case SUB06-004 #2603039, Tamarac Tech Park #3 Final Plat: Request for the City's review and approval of the Tamarac Tech Park Filing #3 Final Plat which is a replat of Lot 2, Tamarac Tech Park Subdivision Exemption Plat located in the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 12, T12S, R69W of the 6<sup>th</sup> P.M., City of Woodland Park, Teller County, more specifically 950, 1000, 1020 and 1050 Tamarac Parkway, consisting of approximately 28.88 acres, for the purpose of subdividing the tract into 5 parcels, as submitted by the owner, Sage-Tamarac, Inc. and Robert P. Young, Managing Agent.

Review of the final plat provided additional conditions from the Preliminary Plat. Staff recommends approval with conditions.

**MOTION:** Maluschka moved to accept Case SUB06-004 #2603039, Tamarac Tech Park #3 Final Plat with conditions. Second by Hunsicker. Approved 7-0.

V. REPORTS

- a. Chairman's Report – no report
- b. Planning Director's Report – The March Monthly Planning Department Report was distributed.

- VI. DISCUSSION AND COMMENT – Miller wanted to know what the procedure would be to fill the position of Ken Matthew who had recently been elected as City Councilman. Discussion followed.

VII. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:45pm.