

Town of Morrison Planning Commission  
Morrison Town Hall  
110 Stone Street  
Tuesday, June 12, 2018  
7:00 P.M. – 9:00 P.M.

**Call to Order:** Chairperson Jamee Chambers called the regular Planning Commission meeting to order at 7:05 p.m.

**Roll Call:** Chairperson Jamee Chambers, Commissioners Maja Stefansdottir, Todd Mercord, Jennifer Singer were present. Commissioner Matt Schweich and Michael Dejonge were absent. A quorum was established.

**Staff Present:** Kara Winters (Town Manager), Stephanie Stevens (Town Planner), Nina Petraro (Town Attorney), and Kristi Dixon (Deputy Town Clerk).

**Amendments to the Agenda:** None.

**Public to Address the Planning Commission:** None.

**Presentation and Hearings:**

**Rezoning 905 Bear Creek Avenue.**

Chairperson Chambers explained the process of the public hearing, then opened the public hearing at 7:08 p.m.

**Staff Report.** Stevens explained the location of the Overall Development Plan (rezoning) and a site plan as being 905 Bear Creek Avenue located at the northeast corner of Bear Creek Avenue and Red Rocks Park Avenue which is currently zoned as agricultural. The rezoning is for planned development that allows for mixed uses. The applicants are Kenneth Pliska and Debra Spence for Pacing the Cage, LLC.

Stevens then explained the planned development criteria:

It was noted under general provisions Town Code section 10-1E-5.B.6 requires properties to be 1 acre minimum in size. Since this property is .077 acre the applicants have requested a special exception. Some of the conditions are circulation access, parking, building heights, setbacks and use. Stevens explained the general submittal and processing: owners have provided all necessary paperwork and are not proposing to change anything on site. Stevens then clarified the proposed zoning is planned development, which the applicants are requesting planned retail, personal services, professional offices, church, for profit wedding chapel or one unit dwelling, and accessory building uses. Special note, the one unit dwelling would only be allowed if any of the other uses do not happen. The applicants would like to keep the wedding chapel, in case something were to happen in order to revert back to the existing use. Stevens referenced the Town of Morrison Municipal Code Sections 10-1K-3 and 10-1E-5. Stevens

reviewed 10-1E-5: Planned Development Review Criteria and compared it to the applications requirements:

- a) Overall Development Plan - Consistent with Town's Comprehensive Plan, economic development plans, strategic growth, responsible development to bring support to community.
- b) Compliance with Planned Development District Objectives - mixture of uses, higher quality living environment it could create. Immediate desire for retail and professional office.
- c) Compatibility - Public Works Director took a look at this and commented there is no need for upgrades at this time.
- d) Adequate Street Design and Circulation System - reconfiguration of driveway access off of Bear Creek Avenue.
  - 1) Due to encroachment off the Bradley property to the south, which is being corrected so everything is on right of way.
  - 2) Accommodate fire trucks per West Metro Fire District.
- e) Public Utilities and Facilities - not looking to change anything. The Town will continue servicing water and sewer.
- f) Satisfactory Fiscal Impacts - will bring increased tax revenue and sales tax. Promote health and wellness through sales of athletic shoes and accessories.
- g) Amenities - including open spaces, parks and trails.
- h) Natural Features, Parks and Open Space - all natural areas on site to remain as is, and are incorporated as open space.
- i) Justified Departure from Standard Zone District Requirements - utilize the existing conditions of the site. Preserving the character of the property.
- j) Effects on Adjacent and Nearby Developments - the proposed development will lower the intensity of traffic, water, utility and visual impacts on adjacent properties.
- k) Feasibility and Compatibility - what it shows today is lower intensive than the currently approved use of the property.

#### Site Development Plan Standards:

1. Sufficiency of Ownership and Provision for Use - obtained ownership April 9, 2018 as Pacing the Cage, LLC.
2. Intensity and Compatibility - much lower and compatible to what is out there now.
3. Ingress and egress and Servicing - proposed to not have a trash enclosure or dumpster on site at this time. Trash will be transported nightly to their Golden location.
4. Parking, Traffic Circulation and Screening - already went over.
5. Landscaping-will remain the same.
6. Drainage and Floodplain - previously discussed.
7. Utilities - already went over.

8. Open Space - dedicate open space, which is 12% for site plan, required to do subdivision plat. Requesting option for cash-in-lieu of land dedication due to size of the proposed development.
9. General Site Arrangement - intend to provide an asset to the Town, serving retail and personal services to increase Town revenue.

**Applicant Report:** Kenneth Pliska and Debra Spence of Pacing the Cage, LLC. 905 Bear Creek Avenue, Morrison, CO 80465. The applicants have a specialty store in Golden, have been in business for 5 years. They promote running in the Golden community and work with some of the local schools. They explained they want to bring that here to Morrison and believe in Health, Wellness, and Community. They believe the property is beautiful but has been neglected, and want to bring it up to current standards. They do not want to change anything unless required to. Debra stated her and Ken got married at the finish line of the Boston Marathon so they feel their running store should be in a wedding chapel.

**Public Comments and Developer's Response:**

Stefansdottir asked if the wedding chapel was going away. Pliska replied yes it is, as they are requesting to turn it into a retail running store. But, if it is not allowed to be a specialty running store they would continue as the wedding chapel.

Chambers asked Pliska and Spence to walk the Commissioners through the layout. Pliska stated there will be a treadmill in the center area to do gait analysis (match person to the right shoe) facing Red Rocks with floating racks on both sides. Apparel made by Colorado Threads, which is made from recycled water bottles. Spence advocated for on premise massage therapists and chiropractors. Pliska stated having these therapist in the basement would be a great addition to Morrison. Spence would like to sponsor a race for Red Rocks Elementary as a topic for later conversation. Singer asked how many shoes you have to sell to make this work. Pliska replied that you need to adjust inventory to cater to customers in that area. More trail running shoes and road shoes for around here.

Stefansdottir asked for clarification of the one dwelling unit, which would only be if this retail store did not work. Spence replied they were encouraged to put something in there so the property never sits vacant.

Chambers asked about the access issue, and contacting Jeff Bradley. The chose to move the gate and post two feet and reconfigure the driveway. Chambers asked about the pond that is on their property but on Town's right of way. Chambers recommended that Pliska and Spence pay a yearly licensing fee for the ponds private use being in the Towns right of way. Pliska said if the Town would rather get rid of the pond he will get rid of it.

**Staff Comments:**

Stefansdottir had a question about lighting. Stevens replied the existing lighting is in the packet will stay on site, there is one wall pack on the building that does not comply with ninety degree cutoff so they do propose a new lighting to replace that one. Mercord asked about signage.

Stevens stated signage will be the same as commercial. Petraro stated there are two separate motions listed, one for the Site Development Plan and the second for the Overall Development Plan. Winters suggested the Planning Commission can make the site development plan approval contingent on approval by the Board of Trustees.

Chairperson Chambers closed Public Hearing at 8:00 p.m.

**Recommendation of the Motions to Board of Trustees:**

Stefansdottir made a motion to recommend approval to the Board of Trustees of the Application of Pacing the Cage, LLC, for an Overall Development Plan (ODP) with conditions, including the following: obtain a yearly licensing fee for Garden Street pond.

Mercord seconded the motion. All present voted in favor of the motion.

Mercord made a motion to approve the application of Pacing the Cage, LLC, for a Site Development Plan with conditions as recommended by staff, including the following additional conditions: If issues become present associated with proposed transporting of trash, the Public Works Director may require a commercial dumpster or receptacle pursuant to Section 5-3-3.A.5 of the Morrison Municipal Code and upon contingent approval of zoning by the Board of Trustees. Stefansdottir seconded the motion. All present voted in favor.

**General Business: None.**

**Approval of Minutes:**

Singer made a motion to approve the minutes of May 21, 2018 with a change to the location of meeting. Should be Red Rock Baptist Church, 14711 W Morrison Road. Stefansdottir seconded the motion. All present voted in favor of motion.

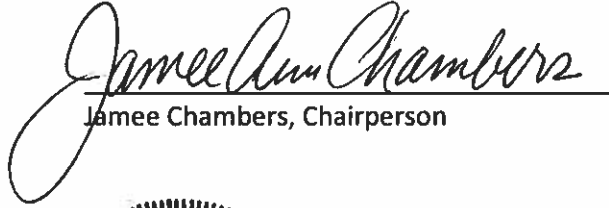
**Staff Reports**

**Town Planner:** Stevens reported the new items on her report are a sign permit for the Morrison Inn to add an additional sign and a referral from Rooney Valley Commission, will be looking at Indigo in Lakewood just north of Red Rocks Centre. Stevens explained Indigo is a mixture of residential and commercial development.

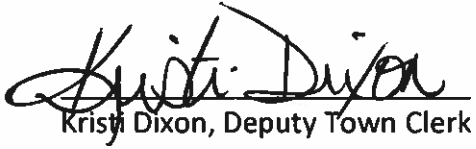
**Town Manager: None**

**Adjournment:** Chairperson Jamee Chambers adjourned the meeting at 8:13 p.m.

Town of Morrison

  
\_\_\_\_\_  
Jamee Chambers, Chairperson

Attest:

  
\_\_\_\_\_  
Kristi Dixon, Deputy Town Clerk

