

Planning Commission

Agenda

October 13, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - [September 8, 2016](#)
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Public Hearing Items
 - [197 S 104th PUD Amendment: A request for an amendment to a final planned unit development \(PUD\) plan for Lots 2A & 3A, Block 4, Business Center at CTC to Construct a 6,267 SF Addition.](#)
 - Applicant and Representative: JM Associates, Inc (Jerry Moore)
 - Owner: CTC Commercial I, LLC (Steve Meyers)
 - Case Manager: Scott Robinson, Planner III
 - [North End Block 15 PUD amendment: A request to amend the North End Block 15 PUD to modify the architectural elevations.](#)
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner III
 - [Foundry Replat: A request to replat the Foundry subdivision to adjust the lot lines.](#)
 - Applicant and Representative: RMCS Inc (Justin McClure)
 - Owner: RMCS LLC
 - Case Manager: Scott Robinson, Planner III
 - [Balfour Senior Living Plat/PUD Amendment: A request for a final Plat and planned unit development \(PUD\) to allow for a new 56-unit Assisted Living Community.](#)
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Lauren Trice, Planner II

- **Delo Lofts Final Plat/PUD/SRU: A request for a final Plat and planned unit development (PUD) and special review use (SRU) to allow for eight live/work units and 33 apartment units in the Hwy 42 Revitalization Area. *Continued from 9/8/2016***
 - Applicant: Delo East, LLC (Justin McClure)
 - Owner: Boom, LLC (Elizabeth Law-Evans)
 - Representative: RMCS, Inc (Justin McClure)
 - Case Manager: Scott Robinson, Planner III

- **Centennial Pavilions Final Plat: A request for a re-plat of Centennial Pavilions Filing No. 1 to create three separate legal lots. *Continue to 11/10/16***
 - Applicant and Representative: NexGen Properties (Sean Sjodin)
 - Owner: NexGen Properties, Walorado Partners LLC, Centennial Pavillion Lofts Owner's Association

VII. Planning Commission Comments

VIII. Staff Comments

IX. Items Tentatively Scheduled for the regular meeting November 10, 2016:

- **Crystal Springs SRU:** A request for a special review use (SRU) to allow a tap room at 600 Main Street.
 - Applicant and Representative: Crystal Springs Brewing Company, LLC (Tom Horst)
 - Owner: Martin and Karen Achtermann
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director

- **Innovative Openings:** A request for a Planned Unit Development and easement vacation for a 15,101 SF office, manufacturing and warehouse facility.
 - Applicant and Representative: Rosenthal Associates, LLC (Bob Rosenthal)
 - Owner: PF Investments, LLC
 - Case Manager: Kristin Dean, Principal Planner

- **Lot 2, Block 3 Park at CTC PUD:** A request for a Planned Unit Development for 49,600 SF flex building.
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Scott Robinson, Planner III

- **Medtronic:** A request for an amended Planned Unit Development and Subdivision Plat for a 40,000 SF office addition, increase in parking area and revised drainage plan
 - Applicant and Representative: CTC Commercial III, LLC (Steve Meyers)
 - Owner: Leslie Malone
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director

- **North End Market PUD/GDP Amendment:** A request for a final Planned Unit Development (PUD) and General Development Plan (GDP) amendment to allow 40,000 SF of commercial and 65 dwelling units.
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner III

X. Adjourn