



## REGULAR PLANNING COMMISSION MEETING

Tuesday, May 28, 2019

Prior to Planning Commission Meeting:  
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:03 p.m.

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

### **MEMBERS PRESENT AT ROLL CALL**

**Fuller, Marantino, Caldwell, Rogers, Steffen, Villasenor, Roberts, Pettinger, and Damuth**

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, Planner Brian Rusche, Planning Administrative Assistant Charlotte Squires, City Attorney Richard Peterson-Cremer, Ch. 10 Salvador Tovar-Guzman, Tom Scott, Roger Neal, Emily Hisel.

### **APPROVAL OF MINUTES**

*Commissioner Caldwell* moved to **APPROVE** minutes from the March 26, 2019 Meeting, Commissioner *Rogers* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, and Steffen,  
Abstained - Pettinger**

### **PRELIM PLAN 2019-1 RIFLE RETAIL VENTURES LOT 10 C**

The Chair called the Representatives – Tom Scott, Roger Neal

Confirmed Public Notice was met. – Public hearing was opened and continued from the April meeting.

### **PURPOSE**

The applicant requests plan approval for a Major Subdivision of Lot 10C of the RRV Subdivision, 5<sup>th</sup> Amended Plat. Lot 10C currently consists of approximately 15.549 acres and is vacant. The eventual subdivision will create up to eight (8) additional commercial lots with the potential for up to 115,500 square feet of commercial development.

### **STAFF REPORT**

*Planner Brian Rusche* explained the property is located on the north side of Airport Road, east of Arby's and west of Walmart and is zoned Community Services (CS). The eventual subdivision will create up to eight (8) additional commercial lots with the potential for up to 115,500 square feet of commercial development. Mr. Rusche discussed access, utilities, parking and uses that will be limited and due to the restrictions by Walmart's private covenant when they purchased their lot.

Staff recommends that Planning Commission recommend APPROVAL to City Council of the Rifle Retail Ventures Lot 10C Sketch Plan (SK-2019-01) with the following conditions:

- 1) Airport Road access is prohibited, per the terms of the original RRV subdivision.
- 2) Access from each lot to the private drive (Tract A) will be determined at the time of site plan review for each individual lot. The City reserves the right to limit access as deemed necessary (i.e. entrance only) to provide a level of safety commiserate with a local commercial street.
- 3) Cross-access between lots will need to be provided, including but not limited to the proposed easements on approved preliminary plat and/or as stipulated within a specific site plan approval. Existing cross-access agreements (Lot 9B, etc.) also must be honored.
- 4) A robust phasing plan, including cost estimates, will need to be prepared and incorporated into the Preliminary Plan and any future SIA.
- 5) Consider provisions for large vehicle (truck, RV, trailer) parking, either on an individual lot basis or as a common-space amenity for the benefit of the property owners association (with maintenance responsibility accordingly assigned). NO TRUCK PARKING within the area of Tract A (private road).
- 6) The private road will need to be named, with the suffix of "Place", something that is unique and not repetitive of existing names (Megan cannot be used).
- 7) Drainage plans may need to be updated to incorporate approved site plans and/or the Tract B retention pond will need to be constructed as part of Phase I and/or drainage fees will need to be paid to the City.
- 8) Revisions to covenants must be approved by Walmart AND the City, to incorporate a limitation on certain uses permitted within the development (more restrictive than existing CS zoning) per list agreed upon by all parties.
- 9) The City may consider building envelope restrictions on Lots 3,4,6,7, and 8 which, along with cross access easements, may allow the project to maintain the form of a traditional shopping center.
- 10) The applicant shall resolve all City comments from Public Works and Engineering in advance of a public hearing on the Preliminary Plan, including utilities, access, and drainage.

### **APPLICANT PRESENTATION**

*Mr. Neal* agreed with staff regarding the layout of the project and had no objections to the Staff Recommendations. If the Commissioners had questions they would be happy to answer them.

### **COMMISSION QUESTIONS AND COMMENTS**

*Commissioner Steffen* asked about how far will the existing access road be extended; asked if the extension would be paved, graveled and will it have curb and gutters and how would Lot 2 be accessed?

*Mr. Neal* replied that road way there will need to be extended approximately 50 feet to the north and a temporary turn around will be completed. The extension would be paved and will have curb, gutter and sidewalk. Lot 2 will be accessed through a private road and will connect to Rifle Commons with Lot 1.

*Planning Director Lindquist* explained when lot 2 gets developed will create the access to the property with Starbucks, Rifle Commons.

*Commissioner Rogers* asked that lot 2 would never have access to Airport Road.

*Planner Rusche* replied that is correct, that is one of the conditions being placed and the developers are aware, and that is why the developer planned the back door access.

*Commissioner Marantino* asked the orientation in the grey boxes on the site plan are just perspective.

*Planning Director Lindquist* replied those are just maximum building sizes, Ron Liston the planner for the project was laying out buildings and parking to see how much could be done and still have enough parking; there could be smaller buildings.

*Commissioner Steffen* asked with smaller buildings would you get more lots.

*Planner Rusche* explained the preliminary plan is showing eight (8) lots and if they were to add additional lots the applicant would have to come back and go through the process again. There will be some allowance to shift lines a little bit; a good example is the LaQuinta, on the property the applicant developed, they merged two (2) lots together.

*Commissioner Caldwell* asked about the eight (8) inch water line and if the whole line would be completed with the first phase

*Mr. Neal* replied the water line across lot 5 will be part of the initial development.

*Planning Director Lindquist* shared the good thing about this plan is they are building a fair amount of infrastructure with lot one. The additional lots will be set up for the future phasing. The water line will loop and the sewer system between lot 1 and 2, lot 1 will tap off it instead of the main.

*Commissioner Steffen* asked at what point the total road off Airport Road would be completed.

*Mr. Neal* replied that will be driven by real-estate sales as the lots are sold and developed, that the development would happen in the order of the lots.

*Commissioner Steffen* asked if lots 3&4 were to be completed would the loop road be competed at that time.

*Mr. Neal* replied yes that loop road would have to be completed at that time.

*Planning Director Lindquist* explained that they are only asking for Final for Lot 1, City Council will be hearing it at their next City Council meeting. If someone wanted to buy Lot 3 the developer would have to come back to the City and get that approval; at that time we can look at the rest of the infrastructure and details.

### **PUBLIC COMMENT:**

OPENED 7:25p.m., seeing no one in the audience then the public hearing is now closed 7:26p.m.

### **COMMISSION DISCUSSION**

No further comments.

### **Motion Made:**

*Commissioner Rogers* moved to **RECOMEND** to City Council to **APPROVE** Preliminary Plan 2019-1 Rifle Retail Ventures Lot 10C *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Pettinger**

Election of Officers

*Chair Fuller* shared he will be moving for a new career and stepped down from the board,

*Commissioner Rogers* shared she had been both vice-chair and chair and encouraged the other commissioners to experience the positions.

Commissioner Pettinger made a motion to ELECT Commissioner Marantino as Chair, Commissioner Marantino agreed and second by Rogers. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Pettinger**

Commissioner Pettinger made a motion to ELECT Commissioner Caldwell as Vice Chair, Commissioner Caldwell agreed and second by Steffen. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Caldwell, Rogers, Villasenor, Steffen, and Pettinger**

**COMMENTS & ADJOURNMENT**

*Planning Director Lindquist* presented Chair Fuller with a plaque for his service on the Planning and Zoning board.

Staff shared there is now an open position on the board if anyone is interested to contact the City and we will get them the paper work to fill out.

*Commissioners* wished Steven Fuller well in his new adventure, and mentioned the community is losing a great guy.

The meeting was adjourned at 7:30 p.m.

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~~Steve Fuller, Chairman~~ Dustin Marantino, Chairman 8-27-2019  
Date

SIGNATURE ON FILE

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Charlotte Squires, Planning Administrative Assistant 8-19-2019  
Date