Anderson-Applicant. Freesh Metro-Owner, incorporating the written list of conditions, as presented.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

E. Public Hearing on a Proposed Preliminary Plan for 44 Single Family (Villas) Home Sites at Sentierre Resort at approximately 800 Tuacahn Dr. (42.75 Acres) Parkway Partners, LC-Owner/Applicant.

Kevin Rudd stated that this is the preliminary plan for the villas section of the project. There is a total of 44 of them, the same number as in the Conditional Use Permit. The only change is they took one units from the South end and moved it to the North end. It is in substantial compliance and the changes are not significant enough to amend the Condition Use Permit. Before there were 5 casitas and they have reduced it down to three. That is not part of the Preliminary Plan being considered tonight. **Dale Coulam** stated that some of the units have decreased and that will be addressed in an overall development agreement. This is a phased development and the development agreement will allow them to record one or more lots. We won't be addressing anything regarding the resort tonight and the Planning Commission's recommendation to the Council should be subject to the approval of the development agreement. We sent a red-lined copy to their attorney and we'll work all of it out in the two weeks prior of City Council addressing those issues. **Kevin Rudd** stated they provided a new site plan, an aerial and there is a portion affected by Sensitive Lands. They met Tuesday at 8:30 and approved the project and it is in compliance. The maximum area you can disturb is 30% and it is mainly on the right side of the development but it is just over 20% and well under the 30%. Chuck Gillette has reviewed this as well. The Sensitive Lands and TRC has reviewed it and it is in compliance. Sentierre provided a nice rendition of the resort. **Chairman Jeff Loris** inquired if there were any questions? **Kevin Rudd** stated the Villas will all be sprinklered. **Dale Coulam** stated that is per fire code. **Chairman Jeff Loris** opened the Public Hearing. **Lisa Rutherford** stated that the Sensitive Lands Committee reviewed this and she was concerned how they will control and stay confined in that area of disturbance. The discussion is they will flag off the area and delineate that. **Kevin Rudd** stated absolutely. Sensitive Lands asked that they flag those out before building. Dale Coulam will put that into the development agreement as well. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing

F. Discuss and Consider Recommendation on a Proposed Preliminary Plan for 44 Single Family (Villas) Home Sites at Sentierre Resort at approximately 800 Tuacahn Dr. (42.75 Acres) Parkway Partners, LC-Owner/Applicant.

Chairman Jeff Loris inquired if there were any questions? **Commissioner Lance Anderson** inquired how many phases there will be? **Brett Henke** stated the actual phasing will be determined by the development agreement. **Dale Coulam** stated it could be as few as one and then numbered to keep them straight as to which end: N-1 or S-1 and then increasing sequentially. **Commissioner Lance Anderson** inquired if we would require them to number the lots ahead of time or as they go? **Dale Coulam** stated they are numbered on the preliminary plan and they will be required to do that on the final as well. They will go sequentially around the

circle. It would also require the dual access and if they put in the loop parking access then they meet that requirement.

MOTION: Commissioner Bryan Pack moved to approve the Proposed Preliminary Plan for 44 Single Family (Villas) Home Sites at Sentierre Resort at approximately 800 Tuacahn Dr. (42.75 Acres) Parkway Partners, LC-Owner/Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. <u>Discuss and consider a recommendation for a special exception for a height increase to an architectural feature of Rocky Vista University.</u>

MOTION: Commissioner Bryan Pack moved to approve suspension of the rules to allow discussion on 5A for a special exception for a height increase to an architectural feature of Rocky Vista University.

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Adel Murphy	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

Kevin Rudd stated that Chapter 28 of the Zoning Ordinance is titled Special Exceptions. It grants the City Council to some limited special exceptions. One of them is authority to grant height increase on commercial buildings greater than 35 feet. The back side of the entrance feature is about 44 feet. In our design guidelines the Planning Commission wrote in a view angle requirement along Center Street looking towards Red Mountain. This building fits within that view angle. The building is set back 100 feet and the front of the feature is 160 feet back. It is well below the view angle. It is about 35 feet wide looking at Center Street entrance. Staff feels it meets the intent of design guidelines and recommends granting the increase. **Chairman Jeff Loris** inquired if there were any questions? **Commissioner Bryan Pack** stated that it looks good and it doesn't affect health and/or safety. **Chairman Jeff Loris** inquired to see the elevations. He stated that this is a signature part of their entire University and they did this in the Colorado building as well. It has gone through all the commercial elements and it looks quite nice. The building would look like a block without it. It is a key point and feature and it would look great on Center Street. It is a focal point of the City and it is a nice feature. **Commissioner Bryan Pack** inquired about the need to make specific findings. **Dale Coulam** stated that Chairman Jeff Loris just did a nice job of outlining the findings. The Commission could just base their motion on those findings. **Commissioner Lance Anderson** inquired what the colors are in Colorado? **Katie Cando** stated they are sage and yellow, metal panels, shinier surfaces. It is snow country there. **Commissioner Lance Anderson** stated he is worried if it will stand out or not. There are a lot of grays in blacks in here. **Dale Coulam** stated that it meets our requirements and our color palette.