

(b) Public Hearing - Flowerama - Urban Renewal Plan - Located at the Southwest Corner of W. 120th Avenue & Main Street:

Resolution No. UR-2000-1 Approving the Urban Renewal Development Plan for Flowerama in the Broomfield 120th Avenue Corridor Gateway Urban Renewal District
(Refer to M-URA-2000-1)

Chairperson Pro-Tem Stovall opened the public hearing on a proposed plan for Flowerama at the southwest corner of Main Street and West 120th Avenue at 6:28 p.m. The proposed is located in the 120th Avenue Gateway Corridor Urban Renewal Plan. The application has been submitted by FNR Rental, the owner of the property.

Executive Director Di Ciero advised that Memorandum No. URA-2000-1 provides a vicinity map showing the location of the property and an aerial photograph of the site and surrounding area. The property consists of a 0.45 acre parcel.

Deputy Community Development Director Standbridge reviewed details of the proposed site plan as outlined in the Staff report. He noted that proposed building materials and colors, and the location of mechanical units. Building setbacks along W. 120th Avenue and Main Street will be landscaped. A retaining wall exists along the southern property line. Staff is not aware of any arrangements between this property owner and the property owner to the west regarding overflow of parking from the restaurant. Various types of landscaping treatments could be installed to prevent vehicles from crossing between the two properties. There has been no resolution of the negotiations regarding dedication of the street right-of-way needed for a right turn lane off W. 120th Avenue.

Bob Witt, representing Flowerama, stated that they would be receptive to some type of landscaping improvements along the west property line to preclude parking access from the restaurant property. He presented a color rendering of the main entrance, noting that they have agreed to pop-out the awning and will take the rooftop parapet all the way around the building.

Authority Member Griep expressed concern about acquisition of the street right-of-way and the potential inflated value if the plan is approved prior to the acquisition. Authority Attorney Howard responded that the property acquisition cannot be tied to the plan approval process. There is a specific process which the City must go through to acquire the right-of-way.

Following discussion regarding landscaping treatment along the west property line, Mr. Standbridge proposed that a note be added to the plan stating that the Applicant will work with Staff to include landscaping on the Urban Renewal Plan along the Applicant's western property edge adjacent to the eastern terminus of the parking drive aisle. Said landscaping to be tall enough to be visible to vehicles to prevent unauthorized access to adjacent parking lots. Mr. Witt agreed to add the proposed note.

In response to Authority Member questions, Mr. Standbridge explained that the north and east side landscaping will include sod, shrubs and trees with the shrubs and trees located outside of the future right-of-way area. When the right-of-way is acquired, the building will be 1' out of conformance with the required 25' setback along W. 120th Avenue. Mr. Standbridge stated that the proposed plan meets, but does not exceed, the Urban Renewal Plan Guidelines.

The public hearing was closed at 6:55 p.m.

Resolution No. UR-2000-1 was read by title.

AUTHORITY MEMBER BROWN MOVED AND AUTHORITY MEMBER JOHNSON

URBAN RENEWAL AUTHORITY MEETING

FEBRUARY 22, 2000

SECONDED, THAT RESOLUTION NO. UR-2000-1 BE ADOPTED.

ROLL CALL VOTE ON MOTION:

THOSE VOTING AYE WERE: AUTHORITY MEMBERS BROWN,
 BRUNNER, FAHRENBRUCH, JOHNSON,
 STEVENSON, STOVALL, AND STUART.

THOSE VOTING NO WERE: AUTHORITY MEMBERS BUZEK AND GRIEP.

THE MOTION CARRIED 7 TO 2.

ADJOURNMENT

The Urban Renewal Authority Meeting was adjourned at 6:57 p.m.

APPROVED:

Secretary

Chairperson