



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, DECEMBER 1, 2020**

ATTENDANCE	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance:</p> <p>Jane Rieck, Chair; Richard Sall, Lynn Sauve, Kathryn Latsis, Chair Pro-Tem, Jamie Wollman, Rodney Brockelman, and Randall Miller.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Kurtis Cotton, Engineer; Kathleen Hammer, Planner II; Jason Reynolds, Current Planning Program Manager; Caitlyn Cahill, Zoning and Animal Control Manager; Loretta Daniel, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager; and members of the public.</p>
CALL TO ORDER	<p>Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present. The meeting was held through the Teams platform and with telephone call-in for public participation in public hearing items. Jason Reynolds, Current Planning Program Manager, explained the meeting format and how to participate in public comment.</p>
DISCLOSURE MATTERS	<p>There were no Planning Commission member conflicts with the matters before them.</p>
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	<p>The motion was made by Ms. Latsis and duly seconded by Mr. Brockelman to accept the minutes from the November 10, 2020, Planning Commission meeting, as presented.</p> <p>The motion was approved on a 6-1 vote, with Ms. Wollman abstaining.</p>
REGULAR ITEMS:	

ITEM 1

CASE NO. PP19-003, Millstone @ Columbine / Preliminary Plat (PP) – Kathleen Hammer, Planner II, Public Works and Development (PWD)

It was noted the public hearings for Items 1 – PP19-003 and 2 – SDPZ20-002 would be held in conjunction with each other, however, separate motions would be required.

Ms. Hammer introduced the applications and established the Planning Commission’s jurisdiction for the public hearings. She stated legal noticing requirements were met. She presented a PowerPoint, a copy of which was retained for the record. She stated staff recommended approval of the Preliminary Plat for 5.65 acres of property located at 5977 S. Platte Canyon Rd. to create 22 lots for single-family detached homes and approval of SDPZ 20-002 to rezone the land to Planned Unit Development and approve the Specific Development Plan with Rezoning for the proposed neighborhood development. She reported the land was currently zoned R-2 Residential, but was primarily agricultural in use. Ms. Hammer said the proposal was generally consistent the Comprehensive Plan and with densities and character of nearby development. Further, she stated the proposal was suitable for the transitional location at the intersection of W. Bowles Ave. and S. Platte Canyon Rd. She explained that the land owned by the Denver Water Board was between the property and S. Platte Canyon Rd. and was developed with a trail and trailhead parking that would be relocated to accommodate and appropriately align the access point of the development. Ms. Hammer reviewed conditions of approval recommended by staff for each case, noting that one condition was finalizing annexation of the property into the Platte Canyon Water and Sanitation District to provide services to the new homes.

Ms. Sauve had questions about proposed building heights and building spacing and on-site open space with respect to the Comprehensive Plan. She requested that open spaces be noted on the site.

It was noted Jerrie Eckelberger, Jeff Carpenter, Bryan Clerico, John Aldridge, and Andrew Larrick, members of the project team representing the development company, the transportation engineer, the architect and the home builder were present and available for questions, as needed. It was also noted the LAI Design Group purchased the land several years ago after an unsuccessful application by K.B. Homes in 2017 for approximately 40 two-story attached homes. LAI Design Group’s proposal was for 22 single-family detached patio homes, primarily ranch; they would like to

include second-story lofts above the garages for some units at a height of approximately 30 feet for these two-story models. Mr. Eckelberger stated that he has discussed the proposal with neighboring residents. Mr. Eckelberger reported that two other corners at the intersection were commercial; one corner had residential to the rear of a Denver Water facility. He stated the plan brought forward was intended to create a development that was pleasing and compatible with the residential neighborhoods in the area.

Andrew Larrick, with Adamo Homes indicated that the home prices would be in the \$800,000s and \$900,000s. He said they emphasized quality and were favored by homeowners who might have moved on from their family homes.

Mr. Eckelberger noted that the property would be graded to enable walking out onto a patio while minimizing the need for steps. He reported the Denver Water Board had also agreed to a grading proposal to minimize the need for retaining walls.

Typical architectural finishes for this builder were discussed (final architecture was not part of the approval). A landscaped buffer will be provided adjacent to the adjoining neighborhood. No access was proposed to W. Bowles Ave. due to traffic (approximately 30,000 cars per day) and the road configuration and proximity of the property line at this location to the intersection. The South Metro Fire District had reviewed the layout of the proposed development. Based on the anticipated market for the homes, the developer was not expecting the development to generate many students to area schools. It was noted that S. Platte Canyon Rd. was a CDOT road with approximately 18,000 cars per day. LAI has worked with CDOT, the City of Littleton, and the Town of Columbine Valley to address site access/egress. There were concerns with turning movements in proximity to the intersection unless the access to S. Platte Canyon Rd. was full-movement. A combination of a right-turn deceleration lane, restriping to accommodate a left-turn lane into the project and accommodation of a refuge lane for left turns out of the project will be provided. It was reported that CDOT had issued a full-access permit based on this design. S. Platte Canyon would also be widened slightly for the distance of the property frontage. The LAI project team believed the proposal was in compliance with the Arapahoe County Comprehensive Plan and Land Development Code and was compatible with area residential development. Densities of other projects in the area were noted.

Mr. Brockelman asked about the median household price in the area and the square footage of the proposed homes in this development.

Mr. Eckelberger believed that the Wilder Lanes development prices were approximately \$1.25 million; he believed some other developments were priced in the “seven figures.” The proposed Wild Plum development would have 200 homes in the \$2 million range. He noted that the location and limited size of the property and the smaller homes would not support this level of price point. The building envelope would be 2,800 s.f.; the livable area was expected to be in the range of 2,000 s.f. to 2,500 s.f.

Mr. Brockelman felt it was a well thought-out plan providing infill development with single-family detached homes.

Ms. Sauve acknowledged their indication that they had worked with the Fire District and the Sheriff’s Department. She noted that the driveway was 36 feet, which seemed to be intended to accommodate guest parking. She asked about access and turning for waste/trash pick-up trucks and fire trucks.

The traffic engineer noted that the design complied with the County’s private street standard. He explained a hammerhead allowed turning around. The streets may be able to accommodate parking along one side.

Ms. Wollman asked for an explanation of the refuge lane for turning left out of the development.

It was noted that residents of Wilder Lane expressed concerns about cut-through traffic through their neighborhood. It was explained that the design of Wilder Lane’s intersection with S. Platte Canyon and the alignment of the two driveways directly across from each other should help to discourage that.

Ms. Rieck asked for an explanation of the percentage of open space, whether the detention pond was included in the open space calculation and how the detention pond would be maintained.

An explanation was provided of how the 30% open space was being met, the HOA would maintain the detention area, and SEMSWA and other agencies with jurisdiction had reviewed the proposal.

Ms. Rieck also asked about the proposal for a taller sign.

It was explained that the additional height was requested due to the depth of the Denver Water property adjacent to S. Platte Canyon Road.

Ms. Sauve asked to clarify whether the detention pond was included in the open space calculation.

It was explained that the Administrative Site Plan (the next step in the site design) would finalize any design of the detention and landscaped open space. The ASP will be held to that 3-% standard even if the detention area does not qualify for inclusion.

Ms. Rieck opened the hearing for public comments.

Nathan Taylor, resident of The Hamlet, had a question about trail access from the adjoining neighborhood to the public trail at the SW corner of the site. He also had comments about concerns with peak-hour turning onto S. Platte Canyon Road.

Brent Kaslon, new Columbine Valley Planner replacing Phil Sieber, noted additional concerns with traffic issues during the a.m. peak. He would like more explanation of the road widening and refuge lane, but also has concerns about crash potential from people turning without an adequate gap in traffic. He would like to have a better explanation of accommodating the cumulative impacts to S. Platte Canyon, along with intersecting roadways to the south in Columbine Valley.

Heidi Schapnik noted a problem with the *6 function and being able to comment and suggested additional time to revisit earlier phone #s in case people wanted to speak. Noted a number of concerns with the road configuration and traffic levels, even with the fewer number of homes in comparison to the earlier K.B. Homes proposal. She would like to know how many units the property is currently zoned for; she feels a buyer should accept the current zoning and density.

Don Jenna, The Hamlet HOA, voiced a number of concerns and also had questions about what the requirements were for the South Metro Fire District. He also asked about snow storage. He felt there was more fleshing out that needed to be done. He also noted that The Hamlet (adjacent to this property) had home prices in the high \$700s to over \$1 million.

Ravy Stowell, Wilder Lane resident, noted that the larger Wild Plum development would also be generating considerable additional traffic. He felt the cumulative impacts would create “relief valves”

along multiple intersecting residential streets and impact residents in those neighborhoods.

Kerry Hasegawa, Wilder Lane resident, had very similar concerns to others stated, especially about traffic and cut-through. He noted various commercial developments also contributing to traffic at the intersection and noted pedestrians, bicycles and golf carts trying to use roads near this intersection. He said service and delivery vehicles also will contribute to the traffic into and out of the new development.

There were no further public comments. The public hearing was closed.

Ms. Hammer indicated the land was currently zoned R-2, an obsolete zone district, which would accommodate 20,000 s.f. lots at a density of approximately two units per acre. She said the Comprehensive Plan supported a density in the range of 1 to 8 units per acre and the proposal was for approximately 4 units per acre.

The traffic engineer and other members of the project team noted and addressed a number of comments as well as impacts of traffic accidents on his family members, noting that they take these concerns and design needs very seriously. It was also noted that the connecting trail from The Hamlet is off this property and will not be affected by the new development. It was noted that all homes would have two-car garages and parking space for two cars on the driveways, as well as, some parking along one side of the road. The plans for the off-site road improvements and traffic movement controls were part of the CDOT approval.

Ms. Hammer also clarified that the Fire District would further review the plans at the point of the Administrative Site Plan.

Mr. Haskins also addressed some of the traffic issues along this corridor. He acknowledged that left turns would be difficult onto S. Platte Canyon, and the County was unable to guarantee that there would be no cut-through traffic; however, the alignment of the intersections across S. Platte Canyon and the availability of the full-access movement should help to reduce the likelihood of cut-through traffic. He stated the project was projected to generate 208 vehicles per day with fairly low peak-hour volumes.

Ms. Latsis noted that, since 2017, the level of service (LOS) for left turns at the intersection of S. Platte Canyon and W. Bowles had

decreased from LOS D to LOS F. She asked about ability to improve these conditions.

Karl Packer, County Traffic Operations Manager, noted the many properties and jurisdictions involved along those roads near the intersection. He explained there was a project currently in design led by the City of Littleton for improvements to the intersection.

Mr. Haskins stated there were currently no plans that the County was aware of to widen the road, and CDOT's funding challenges would likely not facilitate overall widening. He said the project had a low enough contribution to the traffic that a contribution to intersection improvement was not warranted.

Mr. Sall asked whether the traffic count included parking for the trail on the Denver Water Board property.

It was noted daily volumes of traffic for the trailhead were not available, but the peak hour contributions from the trailhead were very low (a couple of trips).

It was moved by Ms. Latsis and duly seconded by Ms. Wollman in the case of PP19-003, Millstone at Columbine / Preliminary Plat, that the Planning Commission reviewed the staff report, including all exhibits and attachments, have listened to the applicant's presentation and any public comment as presented at the public hearing, and moved to recommend approval of the application based on the findings in the staff report, subject to the following conditions:

- 1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.**
- 2. Prior to approval of the final copy of a Final Plat, the applicant must provide a will-serve letter for water and sanitation and approval of annexation into the Platte Canyon Water and Sanitation District.**
- 3. The applicant will meet all of South Metro Fire District requirements.**
- 4. Approval of PP19-003 Millstone at Columbine Preliminary Plat, is contingent on the approval of SDPZ20-002, Millstone at Columbine Specific Development Plan.**

	<p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</p>
<p>ITEM 2</p>	<p>CASE NO. SDPZ20-002, Millstone @ Columbine / Specific Development Plan with Zoning – Kathleen Hammer, Planner II, Public Works and Development (PWD)</p> <p>Staff recommend approval of rezoning 5.65 acres located at 5977 S Platte Canyon Road to a Planned Unit Development for 22 single-family detached homes, proposed by LAI Design Group with the conditions outlined in the staff report. The presentation and public comment are addressed under Item 1. The motion is addressed below.</p> <p>It was moved by Ms. Wollman and duly seconded by Ms. Latsis, in case of SDPZ20-002, Millstone at Columbine / Specific Development Plan, that the Planning Commission reviewed the staff report, including all exhibits and attachments, have listened to the applicant’s presentation and any public comment as presented at the public hearing, and moved to recommend approval of the application based on the findings in the staff report, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns. 2. The applicant will meet all of South Metro Fire District requirements. 3. The applicant will provide a pedestrian connection at the northeast corner of the site to the Platte Canyon/Bowles intersection. 4. The applicant will enter into a maintenance agreement with South Suburban Parks and Recreation and Denver Water Board. 5. Prior to approval of the final copy of a Final Plat, the applicant must provide a will-serve letter for water and sanitation and approval of annexation into the Platte Canyon Water and Sanitation District.

	<p>Ms. Sauve asked about including a new condition #6 to clarify that the SDP would include no less than 30% open space. Ms.</p> <p>Hammer noted that the plan was currently drafted to state 30%.</p> <p>Mr. Hill agreed with Ms. Hammer and noted that all material representations were included in approval by the Board of County Commissioners, so he felt that was covered.</p> <p>Ms. Sauve withdrew her suggested change.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes; Mr. Brockelman, Yes.</p>
<p>ITEM 3</p>	<p>CASE NO. LDC19-002, Billboards and Off-Premise Signs / Land Development Code (LDC) Amendment – Kathleen Hammer, Planner II, Public Works and Development (PWD)</p> <p>Ms. Hammer established that the Planning Commission had jurisdiction for the public hearing; legal noticing requirements of the Land Development Code were met. The staff report, exhibits and presentations are part of the public hearing record. Ms. Hammer presented the proposal to update the billboard and off-premise sign regulations of the Land Development Code under the County-initiated LDC19-002. She outlined the purpose and need of the updated regulations and outlined the changes that would be accomplished if the amendment was approved as presented. She addressed a moratorium that was adopted by the BOCC and extended several times to facilitate the consideration of the amendment before accepting any new applications. She stated the moratorium was scheduled to expire January 7, 2021. Ms. Hammer shared the process to evaluate possible changes and to draft the proposed changes, including referrals for comments and public outreach.</p> <p>Ms. Sauve stated she wanted to commend staff on a long project, and it seemed there had been no stone unturned.</p> <p>Ms. Wollman noted a typo in E.3., on page 6 – believe it should read “one sign adjacent to each residential subdivision” (missing word “subdivision”).</p> <p>Ms. Rieck opened the hearing for public comment. There were no public comments. The public hearing was closed.</p>

	<p>It was moved by Ms. Wollman and duly seconded by Ms. Sauve to recommend approval of Case No LDC20-002 as presented.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes; Mr. Brockelman, Yes.</p> <p>Mr. Reynolds noted that typographical errors in the draft code would be corrected as the case moved forward.</p> <p>Mr. Hill noted that the original sign code included some errors; these would also be corrected even though not all provisions of the sign code were being updated at this time.</p>
<p>ANNOUNCEMENTS AND QUESTIONS</p>	<p>It was announced that the next Planning Commission meeting was scheduled for December 15, 2020.</p>
<p>ADJOURNMENT</p>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>