



**REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, FEBRUARY 7, 2017 @ 6:30 P.M.**

**GENERAL BUSINESS ITEMS**

<b>APPROVAL OF THE MINUTES FROM JANUARY 10, 2017</b>	<b>VOTE: Approved as presented.</b>
<b>APPROVAL OF THE MINUTES FROM JANUARY 17, 2017</b>	<b>VOTE: Approved as amended.</b>

**REGULAR ITEMS**

<b>ITEM 1:</b>	<b>Case No. W17-001, Floodplain Regulations Updated Flood Insurance Study (FIS) – Land Development Code Amendment</b>		
<b>LOCATION:</b>	Countywide	<b>VOTE:</b>	
<b>ACREAGE:</b>	n/a	<b>5</b>	<b>IN FAVOR</b>
<b>EXISTING ZONING:</b>	n/a	<b>0</b>	<b>OPPOSED</b>
<b>PROPOSED USE:</b>	n/a	<b>2</b>	<b>ABSENT</b>
<b>APPLICANT:</b>	Arapahoe County Engineering Services	<b>0</b>	<b>ABSTAIN</b>
<b>CASE MANAGER:</b>	Chuck Haskins, Engineering Division Services Manager		
<b>REQUEST:</b>	Request a positive referral for a land development code amendment.	<input type="checkbox"/> <b>CONTINUED TO:</b>	
<b>MOTION SUMMARY:</b>	Recommend approval with Staff Findings and Conditions; BOCC action required.	<b>Date:</b> _____	
<b>ITEM 2:</b>	<b>Case No. P16-012, Schuck Restoration / Minor Subdivision (MS)</b>		
<b>LOCATION:</b>	SW Corner of Santa Fe and Stanford Avenue	<b>VOTE:</b>	
<b>ACREAGE:</b>	2.06 acres	<b>5</b>	<b>IN FAVOR</b>
<b>EXISTING ZONING:</b>	B-4 (No Change)	<b>0</b>	<b>OPPOSED</b>
<b>PROPOSED USE:</b>	Vintage Car Sales, Repair, & Indoor Storage	<b>2</b>	<b>ABSENT</b>
<b>APPLICANT:</b>	Doug Schuck	<b>0</b>	<b>ABSTAIN</b>
<b>CASE MANAGERS:</b>	Planner, Sherman Feher; Engineer, Sue Liu		
<b>REQUEST:</b>	Request approval of the Minor Subdivision.	<input type="checkbox"/> <b>CONTINUED TO:</b>	
<b>MOTION SUMMARY:</b>	Recommend approval with Staff Findings and Conditions; BOCC action required.	<b>Date:</b> _____	

**ANNOUNCEMENTS:**

- **SPECIAL LOCATION:** The next regular Planning Commission meeting is scheduled for February 21, 2017 at the Arapahoe County Administration Building, East Hearing Room, 5334 S Prince St., Littleton, CO 80120.
- Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at [www.arapahoegov.com](http://www.arapahoegov.com) or you may contact the Planning Division at 720-874-6650.

**PLANNING COMMISSION MEMBERS:**

<b>Mark Brummel - Present</b>	<b>Richard Rader - Present</b>	<b>Paul Rosenberg, Chair - Absent</b>
<b>Diane Chaffin - Present</b>	<b>Jane Rieck - Present</b>	<b>Richard Sall - Absent</b>
<b>Brian Weiss, Chair Pro-Tem - Present</b>		

**MINUTES OF THE SPECIAL MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JANUARY 10, 2017**

<b>ATTENDANCE</b>	<p>A special 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>Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Josh Tenneson, Open Spaces; Robert Hill, Senior Asst. County Attorney; Jason Reynolds, Current Planning Program Manager; Alan White, Long Range Planning; Jan Yeckes, Planning Division Manager, Caitlyn Cahill, Animal Control Supervisor; and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Pro-Tem Weiss called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Rieck and duly seconded by Mr. Brummel to accept the minutes from the <u>November 1, 2016</u> Planning Commission meeting, as amended, to remove the third paragraph of page four.</b></p> <p><b>The motion passed unanimously.</b></p> <p><b>The motion was then made by Ms. Rieck and duly seconded by Mr. Sall to accept the minutes from the <u>November 15, 2016</u> Planning Commission meeting, as presented.</b></p> <p><b>The motion passed unanimously.</b></p> <p><b>The motion was then made by Mr. Brummel and duly seconded by Ms. Chaffin to accept the minutes from the <u>November 22, 2016</u> Planning Commission meeting, as presented.</b></p> <p><b>The motion passed unanimously.</b></p>

	<p><b>The motion was then made by Ms. Rieck and duly seconded by Ms. Chaffin to accept the minutes from the <u>December 6, 2016</u> Planning Commission meeting, as amended, to add the I-70 Scout newspaper for noticing to Item 1.</b></p> <p><b>The motion passed unanimously.</b></p> <p><b>The motion was then made by Ms. Rieck and duly seconded by Ms. Chaffin to accept the minutes from the <u>December 20, 2016</u> Planning Commission meeting, as amended, to add that one of the students of the academy spoke in opposition of the project.</b></p> <p><b>The motion passed unanimously.</b></p> <p>Ms. Rieck also noted the correct name of the Littleton Wastewater Plant was the Littleton Englewood Wastewater Plant.</p> <p>Attorney Hill stated staff could make that amendment administratively.</p>
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**GENERAL BUSINESS AND STUDY SESSION ITEMS:**

<p><b>Item 1:</b></p>	<p><b>High Line Canal Conservancy Presentation – Josh Tenneson, Grants &amp; Acquisitions Manager, Open Spaces</b></p> <p>Mr. Tenneson presented a PowerPoint, a copy of which was retained for the record.</p> <p>Harriet LaMere, Director of the High Line Canal Conservancy, showed a video outlining the history of the canal.</p> <p>Mike Rosser, E. Amherst Cir., Aurora, stated the High Line Canal was one of the top priorities for the Arapahoe County Open Spaces program.</p> <p>Ms. LaMere reported 37 miles of the canal and over half of the inventoried trees were located within Arapahoe County. She stated the canal was larger than Central Park. She said the mission of the Conservancy was to preserve, protect, and enhance all 71 miles of the canal. Ms. LaMere explained the first step of that process was to create a vision plan, which would involve a lot of public outreach and education. She reported the planning consultant came up with five guiding principles, as follows: 1) Natural – preserve natural character of the Canal and its scenic beauty; 2) Connected and Continuous – enhance connectivity / safety of crossings and improve</p>
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	<p>connectivity to existing trail networks; 3) Varied – respect variety of communities and character zones along canal; 4) Managed – work together to preserve and support canal for generations to come (idea of putting stormwater in canal would help water quality and help preserve the tree canopy – if uniformly filled with stormwater, would be wet 100 more days per year); and 5) Enhanced – enhance enjoyment in keeping with natural and varied character (signage – lots of feedback from public about getting lost along canal). She spoke to the action plan strategies, as follows: 1) Create roadmap for Canal’s future physical form; 2) build awareness and understanding of Canal; 3) align the Canal’s governance and funding structure w/vision; 4) harness the community’s passion to promote stewardship of canal; and 5) capitalize on existing momentum and take action now Ms. LaMere outlined the timeline for different planning processes.</p> <p>There were discussions regarding coordination among agencies, Denver Water’s role, widening of ROW, open spaces attached to the canal, crime/drug use concerns and the need for increased security in some areas of the canal.</p> <p>Mr. Tenneson reported they would engage with Arapahoe County Public Works regarding stormwater and Planning when looking at more binding master plan.</p>
<p><b>Item 2:</b></p>	<p><b>Planning Commission Revision to By-Laws – Jan Yeckes, Planning Division Manager</b></p> <p>There were discussions related to changing the number of PC members required for a quorum in the by-laws.</p> <p>Ms. Yeckes reported the change would require an amendment to the Land Development Code (LDC) because the quorum was specified in the code.</p> <p><b>It was moved by Ms. Chaffin and duly seconded by Mr. Rader to adopt the Planning Commission By-Laws, as amended.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Mr. Brummel, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes, Mr. Sall, Yes.</b></p>
<p><b>Item 3</b></p>	<p><b>Comprehensive Plan &amp; Other Related Discussions as Time Allows – Alan White, Long Range Planning</b></p>

	<p>Mr. White reported he had been working on revising the Comprehensive Plan (Comp Plan) for PWD. He noted a lot had happened in the County since 2001, when the Comp Plan was last amended. He said the City of Centennial didn't exist, for example. He stated many areas, identified as growth areas in Comp Plan, had since developed. Mr. White reported growth projections indicated continued population increases and Arapahoe County (AC) needed to plan for those increases. He said the existing Comp Plan was a good planning document and a complete rewrite was not necessary. He explained the Comp Plan revision would address sustainability, resiliency, affordable housing, and other issues that had risen to prominence in recent years. He stated staff would circulate a draft for internal review and then send it to referral agencies for feedback. He said staff was working to create a modern and user-friendly document.</p>
<p><b>MISCELLANEOUS DISCUSSION ITEMS</b></p>	<p><b>Cherry Creek Academy (CCA), Charter School within Cherry Creek School District (CCSD) – Jason Reynolds, Current Planning Program Manager</b></p> <p>Mr. Reynolds reported CCA was proposing to expand their gymnasium, located near the road and not adjacent to homes. He explained the expansion would not increase student enrollment and would provide improved facilities. He stated, under state law for charter schools, CCA was required to notify the PC and PC could request a site plan for review and feedback. He said the storm water plan that was already available provided a general layout. Mr. Reynolds reported review of the site plan could be scheduled with CCSD representatives as a business item.</p>
<p><b>ADJOURNMENT</b></p>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JANUARY 17, 2017**

<b>ATTENDANCE</b>	<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>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Sherman Feher, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager, Caitlyn Cahill, Animal Control Supervisor, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>REGULAR ITEMS:</b>	
<b>Item 1:</b>	<p><b>Case No. L16-002, Prosper Wastewater Treatment Plant / Location and Extent (L&amp;E) – Sherman Feher, Senior Planner, Public Works and Development (PWD)</b></p> <p>A combined public hearing was held for both the L&amp;E and the 1041 Permit.</p> <p>Mr. Feher stated both cases on the agenda had been continued from December 20, 2016 after a public hearing and a request for additional expert information on odor control for wastewater treatment plants and floodplain analysis for the proposed site.</p> <p>Warren Brown, Tri-County Health Department, described the processes the facility would use to treat wastewater. He reported the Colorado Department of Public Health and Environment (CDPHE) regulated wastewater treatment plants and would respond to odor complaints. He said CDPHE received 200-300 complaints about one</p>

facility in Northglenn during 2006-2007. He said that plant, as a result, had implemented odor controls and significantly reduced complaints. He reported CDPHE had received 300 complaints, related to other wastewater treatment plants, since the year 2000. He said complaints did not necessarily result in violations. He showed aerial photos of wastewater treatment plants near residential areas, one of which was about 170 feet from the nearest home.

Mr. Haskins described floodplains in the area. He stated the applicant's proposed plant was outside of the 100 year floodplain and at least two feet above the 100-year flood elevation. He reported there was no 500 year floodplain mapping for this drainage way; however, based on the applicant's analysis the plant was above the 500-year flood elevation.

Mr. Reynolds described the process for both applications. He explained the 1041 Permit looked at general health, safety, and welfare issues while the L&E provided more details about the facility's site design such as landscape and building elevations. He described the appeals process for each application and what would happen if the Planning Commission (PC) were to deny or recommend denial. He said the Prosper zoning approved by Arapahoe County anticipated placing the wastewater treatment facility on this site; however, L&Es did not have to follow the zoning; the facility could be located elsewhere if another site met engineering needs and other considerations of the site location.

Jeff Vogel, applicant, said they looked at all alternatives before selecting this site. He explained Prosper's topography generally drained from south to north and this site was at the low point. He said it was better to design wastewater facilities so they worked with gravity; the more lift/pump stations in a system, the more places for potential mechanical failure and odors. Mr. Vogel reported the proposed plant exceeded CDPHE's setback requirements for this type of facility. He said CDPHE required a 100-foot setback for covered, enclosed, mechanical facilities such as theirs and they were proposing a 345 foot setback from the school on the Saint Isidore property to the closest building on their site. He said, although state regulations did not require active odor control for facilities of this type and size, they were including odor controls. He showed pictures of facilities with similar setbacks to residential or office uses.

The PC asked questions about other potential sites, the use of lift stations, and the relationship between the site and the school's playground.

Mr. Vogel responded the site was the lowest point on the property and that the nearest part of the playfield was about 250' feet away. He said lift stations could generate odors and require more ongoing maintenance than a gravity system; any mechanical process creates a possible failure point. He also explained that there would be a lift station even with this design because some areas of Prosper were nearly as low as this point. Mr. Vogel explained moving the facility would require more pumping.

Sixteen members of the public spoke in opposition, including parents of children at the Our Lady of Help Christians Academy, students, parishioners, nearby residents, school administrators, a Bennett town trustee, and the pastor of Saint Isidore church. Approximately 45 people indicated opposition on the sign-in sheets but did not address the Planning Commission. Speakers were concerned about odors, safety, EPA recommendations for siting of schools, that the school wasn't mentioned in Preliminary Development Plan documents, and one speaker's analysis and assertion that the applicant could shift the plant 1,000 feet further south and be at nearly the same elevation as the proposed site, increasing the distance from the school.

The applicant's attorney responded to the comment about EPA recommendations, saying they did not apply in this case. He said CDPHE was the agency with authority in this case and the proposed facility exceeded the CDPHE required setbacks.

Mr. Vogel stated the project team looked at a lot of technical requirements for sewer pipes, roads, and grading. He said moving things around wasn't that simple. He explained odor control was a significant concern for the future land development as well; they put a lot of odor controls in place because the future Prosper residents would also be downwind of the facility. He said they did not ignore the church and they wanted it to be successful. Mr. Vogel stated future Prosper residents would likely use that church and the school would serve as an alternative to other school sites in Prosper.

There were continued discussions amongst the PC. They said the proposal might meet setback criteria, however, the applicant hadn't done enough to mitigate adverse impacts to the neighborhood. Some of the PC preferred the option to relocate the plant further from the school. PC members stated this might be an opportunity to fix a mistake on the Preliminary Development Plan.

Mr. Weiss stated the applicant had complied with setback requirements and procedures, so he would support approval.

	<p>It was moved by Mr. Brummel and duly seconded by Mr. Rader, in the case of L16-002, Prosper Wastewater Treatment Plant / Location and Extent, that the Planning Commission read the staff report and received testimony at the public hearing and DENIED the Location and Extent case as submitted due to perceived detrimental impacts to neighboring properties.</p> <p>The vote was:</p> <p>Mr. Weiss, No; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</p>
<p><b>Item 2:</b></p>	<p><b>Case No. ASI16-001, Prosper Wastewater Treatment Plant / 1041 Permit – Sherman Feher, Senior Planner, Public Works and Development (PWD)</b></p> <p>It was moved by Mr. Brummel and duly seconded by Mr. Sall in the case of ASI16-001, Prosper Wastewater Treatment Plant / 1041 Permit, that the Planning Commission read the staff report and received testimony at the public hearing and determined not to give a positive recommendation to the Board of County Commissioners for approval of the 1041 Permit case, as submitted, due to perceived detrimental impacts to neighboring properties.</p> <p>The vote was:</p> <p>Mr. Weiss, No; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</p>
<p><b>ADJOURNMENT</b></p>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

**ARAPAHOE COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**February 7, 2017**  
**6:30 PM**

**W17-001 – Floodplain Management Regulations**

**Chuck Haskins, Engineering Services Division**

**January 24, 2017**

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**PROPOSAL:**

The Arapahoe County Engineering Services Division is in the process of amending the Land Development Code (LDC) to update the Floodplain Management Regulations. The purpose of this Planning Commission public hearing is to review the proposed changes, answer any questions, receive public comments, and make a recommendation to the Board of County Commissioners.

The current Floodplain Management Regulations Section 1-505 Natural Hazards & Features Maps and Section 12-2005.02 Paragraph A and Basis for Establishing the Floodplains and Special Flood Hazard Areas Paragraph A within the Land Development Code reference the December 17, 2010 Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM). This proposed amendment would make a minor administrative change to update these sections of the Land Development Code to reference the latest Flood Insurance Study and Flood Insurance Rate Map, dated February 17, 2017.

The Floodplain Management Regulations have been required to be updated and revised by the Federal Emergency Management Agency (FEMA) to meet the minimum National Flood Insurance Program (NFIP) requirements. The proposed amendments will bring the Floodplain Management Regulations into compliance with the minimum NFIP requirements.

**RECOMMENDATION:**

Staff recommends approval of the Floodplain Management Regulations, based upon the conditions of approval outlined in this staff report.

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**I. BACKGROUND INFORMATION**

The County has been a participating community of the National Flood Insurance Program (NFIP) since August 15, 1977. The NFIP is a Federal program enabling property owners in participating communities to purchase flood insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. This program also allows property owners to be eligible for certain federal disaster assistance and loans.

As a participating community in the NFIP, the County is responsible for making sure the County's Floodplain Management Regulations meet or exceed the minimum requirements of the NFIP. FEMA, by law, cannot offer flood insurance in communities that do not have regulations that meet or exceed the minimum requirements.

The map update process began when FEMA presented preliminary revised FIS and FIRM to the County for community review on 09/22/2014. ESD staff and the Southeast Metro Stormwater Authority (SEMSWA) performed a detailed review and provided comments on the revisions to the Arapahoe County flood maps for Unincorporated Arapahoe County.

The preliminary revised FIS and FIRM included modifications to base flood elevations for six drainageways within the County (referred to as Southeast and East Physical Map Revision or SE and E PMR). The process required FEMA to provide public notice and a 90-day appeal period to property owners affected by the new mapping. Public notice was provided in the *Villager* and *The Littleton Independent* on 06/18/2015. FEMA published a notice of the flood hazard determinations in the *Federal Register* and a public notice on the appeal process. SEMSWA, on behalf of the County, sent letters to notify affected property owners of the 90-day appeal period. County and SEMSWA Staff also scheduled three open houses to seek public comment and to allow the community to obtain information regarding the new flood maps. The open houses were held on 10/07/2014, 10/16/2014 and 10/22/2014. The 90-day appeal period ended on September 15, 2015.

FEMA did not receive any appeals of the proposed base flood elevations during that time. The revised FIS and FIRM were completed and finalized. On August 17, 2016, FEMA issued the Letter of Final Determination providing notice of final flood elevations to the County, and initiating the six-month compliance period. The County is required to update the regulations during the compliance period. The new study and maps will become effective on February 17, 2017.

## **II. DISCUSSION**

Each time that FEMA provides a community with new or additional flood hazard data, the community is required to adopt new floodplain management regulations or amend the existing regulations to incorporate the new data and meet any additional requirements. The Colorado Water Conservation Board (CWCB) acts as a liaison between FEMA and the local communities. The CWCB NFIP Coordinator will verify that each NFIP community updates their regulations prior to the date of the new effective maps.

### **▪ Amended Section 1-505:**

This section has been revised to reference the new Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) and effective date, as required to meet minimum NFIP requirements.

▪ **Amended Section 12-2005:**

This section has been revised to reference the new Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) and effective date, as required to meet minimum NFIP requirements.

Staff recommends approval of the Amendments to the Floodplain Management Regulations.

**III. REFERRALS:**

Due to minor administrative nature of this change, staff did not send this LDC amendment out to the typical referral groups. The revisions are being coordinated with CWB, SEMSWA, UDFCD and FEMA. Their responses are as follows:

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Arapahoe County Attorney

Engineering Services staff has worked with the County Attorney's office and has incorporated comments and concerns.

CWCB/FEMA

A copy of the final adopted version of the Floodplain Management Regulations will be submitted to the CWCB and FEMA upon BOCC approval.

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All property owners affected by these map changes received mail notice. In addition Arapahoe County, SEMSWA, UDFCD and FEMA held public open house meetings to discuss the impacts of new mapping on existing structures, appeal procedures and flood insurance. The updated maps resulted in an addition of four (4) new structures mapped within Cottonwood Creek.

**IV. STAFF FINDINGS:**

Staff has reviewed the proposal and supporting documentation as well as referral comments as detailed in this report. Based upon review of applicable goals and

policies of the County's Floodplain Management Program, staff finds the following:

1. The proposed revisions to the Floodplain Management Regulations appear to be in compliance with the minimum National Flood Insurance Program (NFIP) requirements, and are consistent with the Floodplain Chapter of the Arapahoe County Stormwater Management Manual.
2. Arapahoe County has the authority to amend provisions of the Land Development Code Regulations as proposed by this revision.
3. The Floodplain Management Regulations, Land Development Code Amendment project is in compliance with the applicable Amendment policies and procedures as set forth in the Land Development Code including public notification requirements.
4. The amended Floodplain Management Regulations will be effective and integrated into the existing LDC on February 14, 2017.
5. Adoption of the proposed Floodplain Management Regulations will enable the County to continue to participate in the NFIP.

**V. RECOMMENDATION:**

Based on the five findings described herein, staff recommends approval of this Amendment with the following condition of approval:

1. All minor modifications to the text are required prior to incorporation into the existing Land Development Code.
2. The amended Floodplain Management Regulations will be effective and integrated into the existing LDC on February 14, 2017.

**VI. DRAFT MOTION:**

1. In the case of W17-001 – Floodplain Management Regulations, Land Development Code Amendment, we find ourselves in agreement with staff findings one (1) through five (5) including all plans and attachments as set forth in the staff report dated January 24, 2017 and recommend approval to the Board of County Commissioners.
  - 1) All minor modifications to the text are required prior to incorporation into the existing Land Development Code.
  - 2) The amended Floodplain Management Regulations will be effective and integrated into the existing LDC on February 14, 2017.
2. I move an alternate motion.

Attachments: Revised Floodplain Management Regulations

## **PROPOSED LDC AMENDMENT:**

### **1-502 Obsolete Zone Districts**

As of January 1, 1987 and due to Zoning Regulations effective on that date, the following zoning districts were designated to be obsolete:

R-3S, R-5, R-2, R-P, R-3, R-4

Any of these districts may have a P.U.D. designation associated with it. If such is the case, the land shall be developed according to the provisions of the approved P.U.D. Plan(s).

Applications for rezoning to one of these obsolete districts shall not be submitted. However, lands which are presently located within an obsolete zoning district shall be permitted to be developed in accordance with the regulations of that zoning district. Such regulations are found in the section, "OBSOLETE ZONING DISTRICTS" of these Regulations, or in accordance with an approved P.U.D. Plan.

### **1-503 Arapahoe County Zoning Map**

The location and boundaries of the zoning and overlay districts hereby established are shown on the Arapahoe County Zoning Map. The official zoning map is incorporated herein by reference and referred to as the "zoning map" in this Code. The zoning map shall be kept on file in the office of the Department of Public Works and Development and is available for public inspection during normal business hours. The map shall be the final authority as to the current zoning status of lands, water areas, buildings, and other structures in the jurisdiction as provided in Section 1-105.08.

### **1-504 Arapahoe County Comprehensive Plan**

The currently adopted Arapahoe County Comprehensive Plan, as amended, including without limitation, the Future Land Use Map and Sub-Area Plans and Maps and other plans and documents adopted by reference.

### **1-505 Natural Hazards and Features Maps**

- A. The Arapahoe County, Colorado, and Incorporated Areas Flood Insurance Study and Flood Insurance Rate Maps as prepared by the Federal Emergency Management Agency with an effective date of ~~December 17, 2010~~ **February 17, 2017**;
- B. U.S.G.S. maps;
- C. U.S. Army Corps of Engineers Wetlands Delineation Manual;
- D. Sand, Gravel and Aggregate Map;
- E. Lignite Coal Deposit Map.

Chuck Haskins  
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### **1-506 Other Plans, Manuals, Standards, Reports and Maps (most recently adopted version)**

### **1-506 Other Plans, Manuals, Standards, Reports and Maps (most recently adopted version)**

- A. Arapahoe County Stormwater Manual;
- B. Arapahoe County Grading, Erosion and Sediment Control Manual;
- C. Arapahoe County Infrastructure Design and Construction Standards;
- D. Arapahoe County Transportation Plan and Technical Report;
- E. Arapahoe County Guidelines for Traffic Impact Studies;
- F. Arapahoe County Street Naming Policy;
- G. Arapahoe County Streetscape Guidelines;
- H. Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual (Vol. I, II, & III);
- I. Arapahoe County Administrative Manual;

changes to the drainageway (i.e. increased invert due to sedimentation), and to provide an additional factor of safety for structures and facilities which would result in damages or hazards during inundation.

I. Considering cases where protection should be given from flooding events that are produced by storm events in excess of the 100-year storm event, including access routes that are critical for the protection of the public health, safety, and welfare, or where flooding in excess of the 100-year storm event could result in loss of life, significant damage to utilities and infrastructure, or result in hazardous materials being transported in flood waters. In general, placement of critical facilities within the 500-year floodplain is discouraged.

## **12-2004 DEFINITIONS**

Definitions provided for the terms in the Floodplain Management Regulations are provided in Section 19-200.

## **12-2005 GENERAL PROVISIONS**

### **12-2005.01 LANDS TO WHICH THESE REGULATIONS APPLY**

These regulations shall apply uniformly to all floodplains and special flood hazard areas within the jurisdiction of unincorporated Arapahoe County.

### **12-2005.02 BASIS FOR ESTABLISHING THE FLOODPLAINS AND SPECIAL FLOOD HAZARD AREAS**

The basis for establishing floodplains and special flood hazard areas shall be the boundary of the 100-year floodplain. The extent of this area shall be based upon the best available information including:

A. The Arapahoe County, Colorado, and Incorporated Areas, Flood Insurance Study (FIS) dated **December 17, 2010 February 17, 2017**, with the accompanying Flood Insurance Rate Maps (FIRM), produced by the Federal Emergency Management Agency (FEMA) and any revisions thereto, hereby adopted by reference and declared to be part of this Code.

B. The Flood Hazard Area Delineation (FHAD) studies, produced by the Urban Drainage and Flood Control District, as may be amended and updated from time to time, hereby adopted by reference and declared to be a part of this Code.

C. Other 100-year floodplain studies as approved by the County and accepted by the appropriate local, regional, state or federal agencies.

D. As further defined by the requirements of the Floodplain Chapter of the Arapahoe County Stormwater Management Manual.

### **12-2005.03 ESTABLISHMENT OF THE FLOODPLAIN DEVELOPMENT PERMIT**

All development proposed within floodplains or special flood hazard areas and all development constructed, installed, commenced, improved or maintained within floodplains or special flood hazard areas shall be required to obtain a Floodplain Development Permit from the Floodplain Administrator in accordance with the procedures established in the Floodplain Management Regulations and shall pay the fee established by the Board of County Commissioners.

### **12-2005.04 COMPLIANCE**

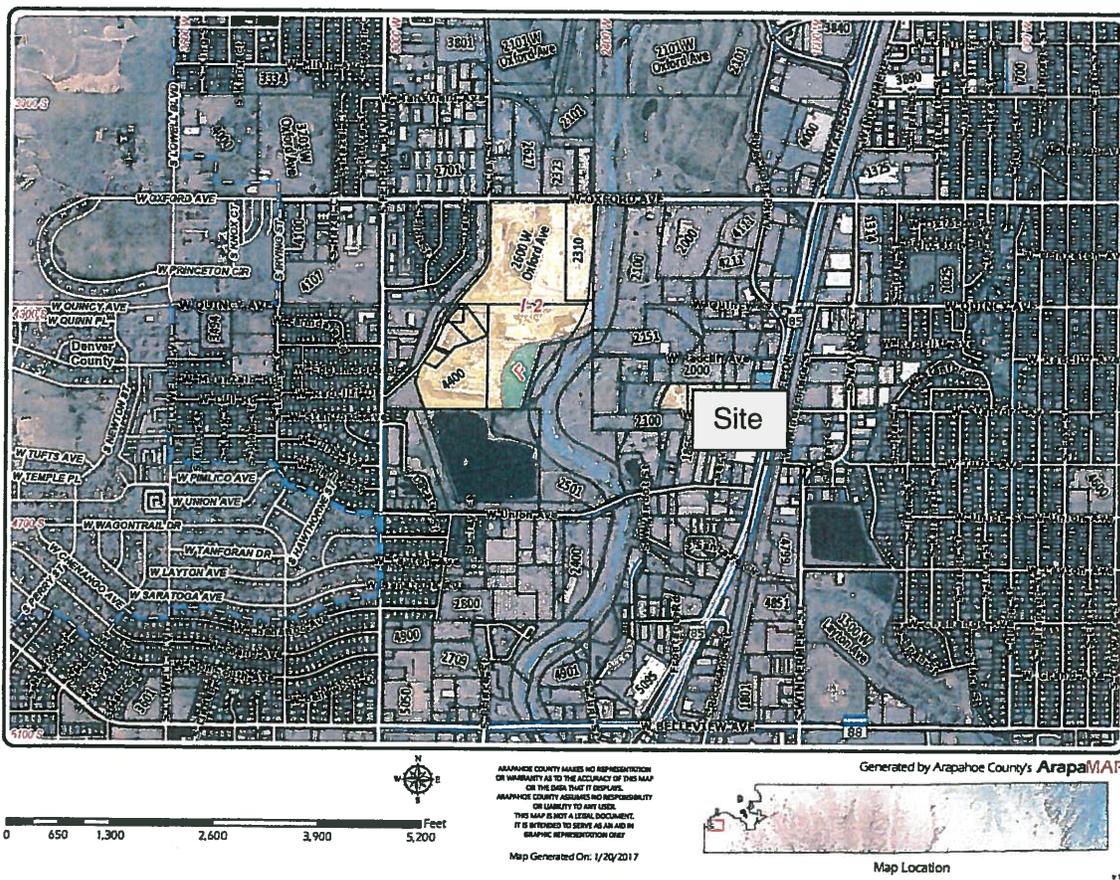
No structure or land shall hereafter be constructed, located, extended, converted or materially altered without full compliance with the terms of these regulations and other applicable regulations. Nothing herein shall prevent the Floodplain Administrator, acting on behalf of the Board of County Commissioners, from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements as set forth by the State of Colorado through the Colorado Water Conservation Board and the National Flood Insurance Program

Chuck Haskins  
Formatted: Highlight

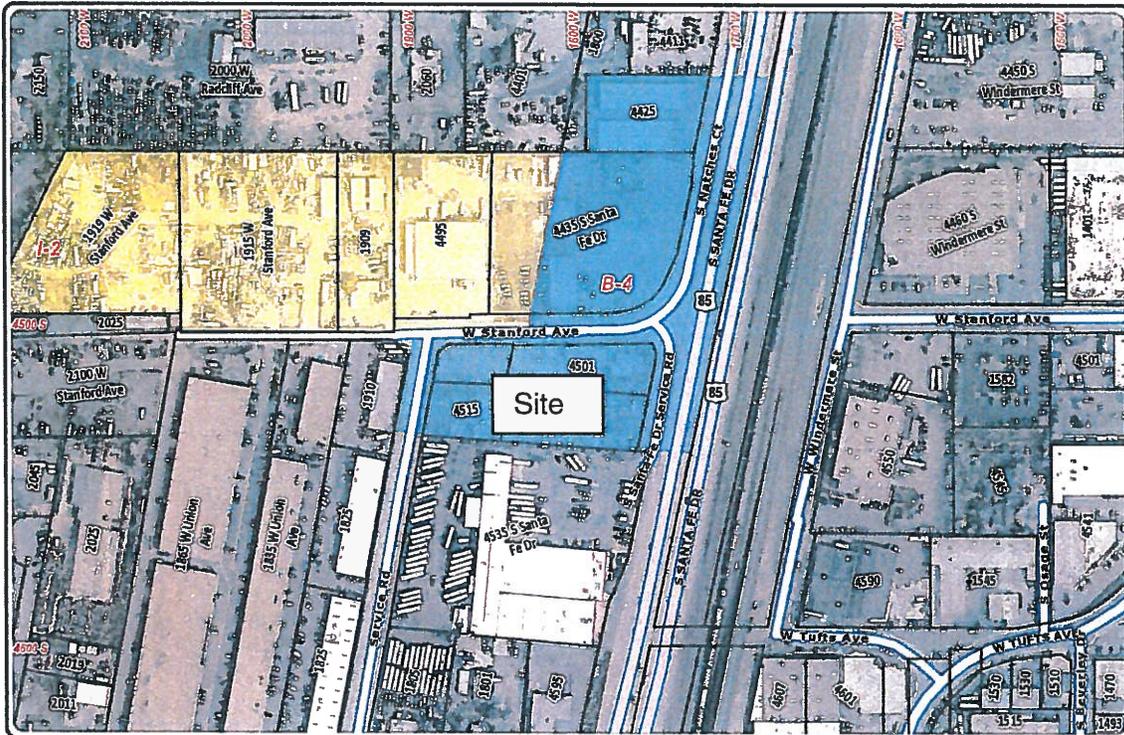
ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
FEBRUARY 7, 2017  
6:30 P.M.

CASE # P16-012 – SCHUCK RESTORATION MINOR SUBDIVISION/FINAL PLAT  
SHERMAN FEHER, SENIOR PLANNER  
JANUARY 24, 2017

**VICINITY MAP** The site is located on the southwest corner of Santa Fe Drive and Stanford Avenue in western Arapahoe County. This property is in Commissioner District 1.



**VICINITY MAP**



ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA FROM IT DERIVED.  
 ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER.  
 THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.  
 Map Generated On: 1/20/2017

Generated by Arapahoe County's **ArapaMAP**



Map Location

v1.0

## ZONING MAP

### ZONING AND LAND USES:

North	-	B-4 and I-2, Commercial and Industrial.
East	-	East of the Property is Santa Fe Drive and then it is in the City of Englewood and is subject to their zoning regulations; industrial.
South	-	It is in the City of Englewood and is subject to their zoning regulations, industrial.
West	-	It is in the City of Sheridan and is subject to their zoning regulations, industrial.



Looking NW across site



Looking West from north side of property along Stanford Avenue

**PROPOSAL:**

The applicant, Doug Schuck, and DGS Real Properties, as owners, are requesting approval of a Minor Subdivision known as Schuck Restoration Minor Subdivision. The purpose of this request is to create a platted lot in accordance with the subdivision regulations. The property is 2.06 acres and the zoning is B-4.

Staff is reviewing a related Administrative Site Plan case (A16-011) for a vintage car dealership, car repair, and indoor automotive storage.

**RECOMMENDATIONS**

**Staff:** Staff recommends that the Minor Subdivision/Final Plat be approved based on the findings contained within this report, and subject to the conditions of approval outlined herein.

**I. BACKGROUND**

This property was originally zoned B-4 on March 1, 1974.

**II. DISCUSSION**

Staff's review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, background activity, and an analysis of referral comments.

**1. The Comprehensive Plan**

The Arapahoe County Comprehensive Plan designates this site as "Employment."

The proposed Minor Subdivision/Final Plat is seeking to create a platted piece of property that combined with the Administrative Site Plan should help make this property compatible with the Arapahoe County Comprehensive Plan.

**2. Minor Subdivision Regulations**

The Minor Subdivision process generally follows the Final Plat process, as outlined in Chapter 14, Section 302 of the Land Development Code which states that, "A Final Plat may be approved upon the finding by the Board that the application will:"

**a. *Provide for a public water supply.***

The proposed Minor Subdivision lot will obtain a public water supply from Denver Water. Staff will need official confirmation regarding the water supply. This will be a condition of approval.

b. *Provide for a public sewage disposal system.*

The proposed Minor Subdivision lot will obtain a public sewage system from South Englewood Sanitation District #1A. Staff will need official confirmation regarding the sewage disposal system. This will be a condition of approval.

c. *Provide evidence to show that all areas of the proposed (minor) subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider, and that the proposed uses of these areas are compatible with such conditions.*

Tri-County Health has indicated that the proposed site may have been a landfill previously. They have recommended that the applicant do an investigation for methane gas and, if necessary, mitigate for the methane gas. That will be a condition of approval.

d. *Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The applicant proposes a use that complies with all applicable zoning regulations governing the property.

e. *Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*

Minerals do not appear to be economically recoverable at this location.

3. Referral Comments

Comments received as a result of the referral process are as follows; some of these comments pertain to the related Administrative Site Plan case:

Arapahoe County Assessor	No response.
Arapahoe County Engineer and SEMSWA	Comments on Minor Subdivision exhibit. <i>Applicant has addressed or will address the comments.</i>
Arapahoe County Mapping	Some corrections need to be done. <i>The applicant has made or will make the corrections.</i>
Arapahoe County Open Spaces	No comments.
Arapahoe County Sheriff	1) No comments. 2) Appropriate use for site.
Arapahoe County Zoning	Comments related to ASP – Will address with ASP.
Town of Sheridan	Comments regarding landfill, roads, and signs. <i>Applicant will conduct landfill/methane gas investigation. This will be condition of approval. The roads are under CDOT's jurisdiction. The signs will meet Arapahoe County standards.</i>

Century Link	Phone equipment on site; need utility easement. <i>Applicant has provided a utility easement on the subdivision exhibit. Applicant will need to work with Century Link regarding phone equipment on site. This will be a condition of approval.</i>
South Englewood Sanitation District	No response. <i>There will be a condition of approval regarding the applicant obtaining official correspondence indicating that the District will provide sewage service. (Also that Denver Water will provide water service)</i>
Urban Drainage	No response.
CDOT	Comments regarding CDOT ROW, permits, and access. <i>Applicant will comply with these comments; this will be a condition of approval.</i>
Tri-County Health	Comments on Landfill, vector control, fugitive dust. <i>Applicant will conduct landfill/methane gas investigation. This will be condition of approval. The Applicant has already demolished the existing building.</i>
Post Office Coordinator	No comments.
Xcel Energy	Comments related to electric distribution facilities on property and need for utility easements. <i>Applicant has provided utility easements on subdivision exhibit.</i>
Corps of Engineers	No response.

4. Cash-in-lieu of Land Dedication:

Because this proposal is not creating a new residential lot, no cash in lieu of land dedication requirements is needed.

**III. STAFF FINDINGS:**

Staff has visited the site, reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable development regulations and analysis of referral comments, our findings include:

1. The application has complied with the submittal requirements for a Minor Subdivision which are contained in *Chapter 14, Section 500* of the Arapahoe County Land Development Code.
2. The application complies with approval criteria in the Arapahoe County Land Development Code.
3. The applicant needs to address some outside referral comments from Tri-County Health, CDOT and Century Link.

4. The applicant needs to provide documentation of service commitments from Denver Water for water and South Englewood Sanitation District for sewage services.

#### **IV. RECOMMENDATION:**

Based on the findings described herein, staff recommends approval of this Minor Subdivision/Final Plat application, subject to following conditions.

1. The applicant must make all modifications to the Minor Subdivision/ Final Plat as requested by the Public Works & Development Department.
2. The applicant shall address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant shall address Tri-County Health's comments regarding landfill gas per the referral comments.
4. The applicant shall address Century Link's comments regarding utility equipment per the referral comments.
5. The applicant shall address CDOT's comments regarding right-of way, permits and access per the referral comments.
6. The applicant will secure documentation of service commitments from Denver Water for water and South Englewood Sanitation District for sewage services.

#### **V. DRAFT MOTIONS:**

In the case of P16-012, Schuck Minor Subdivision/Final Plat, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with all staff findings, as well as all plans and attachments as set forth in the staff report dated January 24, 2017, and recommend this case favorably to the Board of County Commissioners subject to the following conditions:

1. The applicant must make all modifications to the Minor Subdivision/ Final Plat as requested by the Public Works & Development Department.
2. The applicant shall address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant shall address Tri-County Health's comments regarding landfill gas per the referral comments.
4. The applicant shall address Century Link's comments regarding utility equipment per the referral comments.
5. The applicant shall address CDOT's comments regarding right-of way, permits and access per the referral comments.
6. The applicant will secure documentation of service commitments from Denver Water for water and South Englewood Sanitation District for sewage services.

**Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:**

Recommend Denial

In the case of P16-012, Schuck Minor Subdivision/Final Plat, we have read the staff report. We do not find ourselves in agreement with staff findings, including all exhibits and attachments as set forth in the staff report dated January 24, 2017, and recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of P16-012, Schuck Minor Subdivision/Final Plat, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

- Application & Exhibits
- Engineering Staff Report
- Referral Comments



**Public Works and Development**  
 6924 S. Lima Street  
 Centennial, Colorado 80112  
 Phone: 720-874-6650  
[www.arapahoe.gov](http://www.arapahoe.gov)

**Land Development Application**  
 Form must be complete

Land Development Application materials received after 2pm shall be date stamped received the following working day.

<b>APPLICANT/REPRESENTATIVE:</b> Doug Schuck	<b>ADDRESS:</b> 4860 S. Dahlia St. Cherry Hills Village CO 80121 <b>PHONE:</b> 303 570 8120 <b>FAX:</b> <b>EMAIL:</b> dschuck.dougschuck97@gmail.com	<b>SIGNATURE:</b> [Signature] <b>NAME:</b> Doug Schuck <b>TITLE:</b>
<b>OWNER(S) OF RECORD:</b> DGS Real Properties Doug Schuck	<b>ADDRESS:</b> 4860 S. Dahlia St Cherry Hills Village, CO 80121 <b>PHONE:</b> 303 570 8120 <b>FAX:</b> <b>EMAIL:</b> dougschuck97@gmail.com	<b>SIGNATURE:</b> [Signature] <b>NAME:</b> Doug Schuck <b>TITLE:</b> PRESIDENT
<b>ENGINEERING FIRM:</b> CWC Consulting	<b>ADDRESS:</b> 210 Front St. Castle Rock, CO 80104 <b>PHONE:</b> 303 395 8700 <b>FAX:</b> <b>EMAIL:</b> ericc@cwc-consulting.com	<b>CONTACT PERSON:</b> Eric Carson

Pre-Submittal Case Number: \_\_\_\_\_ Pre-Submittal Planner: \_\_\_\_\_ Pre-Submittal Engineer: \_\_\_\_\_

Parcel ID no. (AIN no.) 2077-09-2-00-136 (and) -135, -144, -145

Parcel Address or Cross Streets: 4501 and 4515 S. Santa Fe Drive, Englewood

Subdivision Name & Filing No.: Schuck Restoration Minor Subdivision

Related Case Numbers: (Preliminary/Final Development Plan, Rezoning, and / or Plat) Combine 2 properties into 1 plat (15-092 11-25-15) *Sherman Sue*

	EXISTING	PROPOSED
Zoning:	B4	B4 No change
Case/Project/Subdivision Name:		4501 S. Santa Fe Dr.
Site Area (Acres):	2.06	2.06
Floor Area Ratio (FAR):		38.5%
Density (Dwelling Units/Acre):	NA	NA
Building Square Footage:		35,000
Disturbed Area (Acres):		100%

**CASE TYPE (Administrative Case types are shaded in Gray)**

<input type="checkbox"/> Preliminary Development Plan or Major Amendment	<input type="checkbox"/> Location & Extent or Major Amendment	<input type="checkbox"/> Administrative Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Master Development Plan or Major Amendment	<input type="checkbox"/> Rezoning - Conventional	<input type="checkbox"/> Administrative Amendment to (PDP, FDP, etc.)	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Final Development Plan or Major Amendment	<input type="checkbox"/> Land Development Code Amendment	<input type="checkbox"/> Technical Amendment to (PDP, FDP, etc.)	<input checked="" type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Planned Sign Program or Major Amendment	<input type="checkbox"/> Use by Special Review or Major Amendment	<input type="checkbox"/> Commercial Mobile Radio Service (CMRS/cellular antennas)	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Vacation of Right of Way/Easement/Plat	<input type="checkbox"/> Use by Special Review - Oil and Gas	<input type="checkbox"/> Plat Correction	<input type="checkbox"/> Replat (Major)
<input type="checkbox"/> 1041 - Areas & Activities of State Interest - Use by Special Review	<input type="checkbox"/> Special District Title 30 <input type="checkbox"/> Title 32	<input type="checkbox"/> Administrative Oil & Gas Use by Special Review (AOGUSR)	<input type="checkbox"/> Administrative Replat
<input type="checkbox"/> Comprehensive Plan	<input type="checkbox"/> Rural Cluster	<input type="checkbox"/> Street Name Change	<input type="checkbox"/>

**THIS SECTION FOR OFFICE USE ONLY**

Case No: P16-012 Planning Manager: Sherman Engineering Manager: Sue

Planning Fee:  N \$ 500.00 Engineering Fee:  N \$ 2500.00 TCHD Fee?  \$ No - Due to Phase II

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

**RECEIVED**

APR 26 2016

Rev 1-04-2016

## Arapahoe County Land Development Application

### Letter of Intent

This letter of intent is intended to describe the current application for a minor subdivision and subsequent events within the next 60 days.

#### **Overview:**

During 2015 I purchased two adjoining properties, '4501' and '4515' S. Santa Fe Dr. Neither property as a standalone lot is sufficient to facilitate the building of my desired 35,000 square feet building. However together the combined properties are ideal for retail operations.

4515 S. Santa Fe Dr. was composed of approximately 21 low rent cottages in very poor condition representing countless health and danger risks. Prior to my purchasing the property all residents were relocated, the asbestos removed and the cottages demoed.

4501 S. Santa Fe Dr. is currently being leased to 'Designs By Sundown' however they are moving to a new facility during the first week in April, 2016. Upon their exit I will have the existing buildings demoed as well.

I am currently working with a commercial builder and an associated architect/engineers related to the design and building of my new retail structure. The initial planning is showing that a 35,000 sq. ft. building is a good fit provided the 4501 and 4515 are combined into one lot.

#### **Immediate Request:**

Considering that the formal planning and gaining of Arapahoe County's approval for a new building permit will take some time, I am submitting this request to move forward on combining 4501 and 4515 into one platted property. It is my understanding that neither property has ever been platted in the past.

Some of the item requests on the Arapahoe County 'Land Development Application' will be answered and satisfied over the coming months as the application for building permit is submitted and worked to completion. Other answers are included within this packet.

**New Building:**

It is my desire to continue to move rapidly on the design and submittal to Arapahoe County the plans for the future new building. We are expecting that the building will be approximately 35,000 sq. ft. and of course meet or exceed all building and zoning requirements.

Hopefully the building packet can be submitted to Arapahoe County within the next 60 days. With some luck and persistence, I would love to break ground late summer or early fall of 2016.

As previously reviewed with Arapahoe County the new facility will be primarily used for the retail sales and service of classic automobiles. This will be a continuation of my current business 'Cars Remember When' located in Littleton Colorado.

**Contact Information & Summary:**

In summary I am requesting that Arapahoe County move forward through the minor subdivision process to combine and plat 4501 & 4515 S. Santa Fe Dr into one platted property. Thank you for your help and consideration.

Property Owner: DGS Real Properties, LLC

President: Doug Schuck

4860 S. Dahlia St.

Cherry Hills Village, Co 80121

303 570 8120

## Sherman Feher

---

**From:** Dan Grelle <Dan@constructionconceptsinc.com>  
**Sent:** Friday, January 13, 2017 11:53 AM  
**To:** Sherman Feher  
**Cc:** Doug Schuck; Eric Carson; Jerry Davidson  
**Subject:** Schuck Restoration Subdivision Resubmittal  
**Attachments:** 120-00077\_Address Plat\_01-13-2017.pdf; 120-00077\_Subdivision Plat\_01-13-2017.pdf; Updated commitment and added exception 15 4501 Santa Fe.pdf; Updated commitment and added exception 15 4515 Santa Fe.pdf

Sherman,

Please see the revised plat per your comments. Below is a list of items that have been addressed:

1. Provided a 10' utility easement around all sides of the property.
2. Provided modified detention easement based on ASP comments.
3. Provided an address plat
4. Addressed distance on Basis of Bearing
5. Added ingress and egress note
6. Title work on vacated easements
7. Added survey date

Please schedule us for the next available planning commission meeting on Feb 7th, 2017.

Thanks!

Thank You,

***Dan Grelle***  
President  
Office (970) 535-0600  
Cell (970) 567 1516  
[dan@constructionconceptsinc.com](mailto:dan@constructionconceptsinc.com)



**CONSTRUCTION CONCEPTS INC.**  
14125 Mead Street  
Longmont, CO 80504

**<http://www.constructionconceptsinc.com>**

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**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Public Works and Development

6924 South Lima Street  
Centennial, Colorado 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611  
TDD: 720-874-6574  
www.arapahoegov.com  
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.  
Director

# Engineering Services Staff Report

## PHASE II REFERRAL

Date: May 2, 2016

To: Sherman Feher, Planning Division

From: Sue Liu, Engineering Services Division

**RE: P16-012 Schuck Restoration Minor Subdivision**

### Scope/Location:

Doug Schuck, the property owner, is proposing to combine 4501 and 4515 South Santa Fe Drive into one lot for sales, service and warehousing of classic automobiles.

The roadways adjacent to the project site are under the Colorado Department of Transportation (CDOT)'s jurisdiction. The access permit must be granted by CODT.

*Items included with this referral:*

**Minor Subdivision**

### MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.

**Findings:**

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. This site lies within Southeast Metro Stormwater Authority (SEMSWA) boundary.
2. This parcel lies within South Platte drainage basin.
3. The roadways adjacent to the project site are under the CDOT's jurisdiction. The applicant is responsible for obtaining any approvals to the access permit, access and roadway improvements from CODT. The case has been referred to CDOT for review and comments.
4. Master Drainage Impact Fees of \$115/Gross Acre is required and should be paid to the County prior to the signature of the Mylar for the Minor Subdivision.

**STAFF COMMENTS**

**Minor Subdivision**

1. All roadways adjacent to the site are under the jurisdiction of CDOT. CDOT will need to determine if these access points are adequate and whether access permit will be issued.
2. Need to also confirm with CDOT how they will accept these parcels/tracts as right-of-way.
3. Label the roadway width for South Santa Fe Drive frontage road.
4. Need to include the reception number for the vacation of existing utility easement.
5. Please know that the engineering documents including Phase III drainage study, GESC report, Traffic Impact Study, Construction Plans, and O & M manual, etc., will be required at the time of the final site plan process - Administrative Site Plan.

**Recommendations:**

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The Applicant agrees to address Staffs' comments and concerns as identified within this report.
2. The Applicant agrees to address CDOT's comments and concerns prior to the County Approval.

Cc: Charles V. Haskins, Manager, Engineering Services Division  
P16-012



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

**Referral Routing**

<b>Case Number / Case Name:</b>	<b>A16-011 / Schuck Restoration/ Administrative Site Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sue Liu</b>
<b>Date sent:</b>	<b>December 9, 2016</b>
<b>Date to be returned:</b>	<b>January 9, 2017</b>

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	CECON-(Within Centennial)	
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County		<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<b>Conservation District</b>		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Ray Winn	<input type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County		<b>Transportation</b>		
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	<input checked="" type="checkbox"/>	CDOT / State Highway Dept- Region 1	Brad Sheehan
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Alan Snyder	<input type="checkbox"/>	RTD	Chris Quinn
<b>Referral Agencies</b>			<b>Utilities: Gas, Electric &amp; Phone</b>		
<input type="checkbox"/>	Architectural Review Committee		<input checked="" type="checkbox"/>	Centurylink/Phone	Dustin Pulciani
<input type="checkbox"/>	Arapahoe Library District		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	City / Town	Sheridan, Englewood	<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<b>Water / Sanitation / Stormwater / Wetlands</b>		
<input type="checkbox"/>	County		<input type="checkbox"/>	ACWWA	
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Kiel Downing
<input type="checkbox"/>	Fire Protection District		<input type="checkbox"/>	CCBWQA	
<input type="checkbox"/>	Metro District		<input type="checkbox"/>	Colorado Division of Water Resources	Joanne Williams
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Krissy Summerfield	<input checked="" type="checkbox"/>	SEMSWA	Paul Danley
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Gary Duke and Jack Kever	<input checked="" type="checkbox"/>	South Englewood Sanitation District	Don Marturano
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/>	Urban Drainage & Flood	David Mallory
<input type="checkbox"/>	School District		<input type="checkbox"/>	Other / 5 Sets East End Adv. Committee	
<input type="checkbox"/>	Special District				
<input checked="" type="checkbox"/>	Tri-County Health Department	Laurel Broten			
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS				

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:		SIGNATURE
<input type="checkbox"/>	Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case:	<i>Dustin Pulciani 1/2/17</i>
<p>CenturyLink cannot approve this Administrative Site Plan at this time. We have an existing pedestal along the eastern property line that adjoins the frontage road. This pedestal supports buried cable that presumably located within the ROW. The pedestal is not identified on the Utility Plan. CTL will need the Owner to have a utility locate company identify whether all or a portion of the pedestal is situated on the Owner's property, as well as any of the buried cable. If it is identified that the pedestal and/or the cable is located on the Owner's property, then the Owner will need to grant an easement to CTL.</p>		

## Sherman Feher

---

**From:** Loeffler - CDOT, Steven <steven.loeffler@state.co.us>  
**Sent:** Monday, January 09, 2017 10:25 AM  
**To:** Sherman Feher  
**Cc:** Marilyn Cross  
**Subject:** A16-011 / Schuck Restoration / Administrative Site Plan

I have reviewed the referral named above and have the following comments:

- Per an inquiry that I made to CDOT Property Management it has been found that both frontage roads on the East and West of this property, and connecting Stanford Avenue are CDOT roads and any work within each roadway Right-of-Way will require CDOT permits.
- All access closures and remaining single access points on the East and West side will require separate State Highway Access Permits. One permit will be needed for each location. Contact for those permits will be myself, Steve Loeffler and I can be reached at 303-757-9891 or [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)
- Any work in the Right-of-Way including but not limited to survey, utility, or landscaping will require a Special Use/Utility Permit. Contact for those permits is Chris Laughlin and he can be reached at 303-916-0463 or [christopher.laughlin@state.co.us](mailto:christopher.laughlin@state.co.us)

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

January 5, 2017

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial, CO 80112

Attn: Sherman Feher

**Re: Schuck Restoration, Case # A16-011**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the administrative site plan for **Schuck Restoration**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register* so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

To ensure that adequate utility easements are available within this development, PSCo requests that minimum 10-foot wide dry utility easements be dedicated on private property around the perimeter of each commercial/industrial lot in the subdivision or platted area.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado



January 3, 2017

Sherman Feher  
Arapahoe County Public Works and Development  
Planning Division  
6924 S Lima Street  
Centennial, CO 80112

RE: Schuck Restoration, A16-011  
Southwest Corner of Santa Fe Drive and Stanford Street  
TCHD Case No. 4188

Dear Mr. Feher,

Thank you for the opportunity to review and comment on the site plan for a commercial building for restoration and sales of classic cars located at Santa Fe Drive and Stanford Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

#### **Historic Landfill**

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AR-062. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or [slynch@tchd.org](mailto:slynch@tchd.org).

#### **Fugitive Dust – Building Demolition**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, heart disease, and low birth weight. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations

require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If such fibers are present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

#### **Vector Control – Building Demolition**

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

#### **Mosquito Control - Stormwater Facilities**

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

#### **Pollution Prevention for Auto-related Businesses**

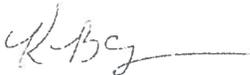
Businesses that conduct auto maintenance and repair are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

1. As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.
2. Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.
3. Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
  - a. Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;

- b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
  - c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
  - d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
  - e. Installation of a sand/oil interceptor
4. Secondary containment is required for storage of automotive fluids
5. If painting occurs on site, it must not be done outside and requires an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS  
Environmental Health Specialist II

cc: Sheila Lynch, Laura DeGolier, TCHD

### HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION ON OR NEAR FORMER LANDFILLS

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

**Tri-County Health Department  
Guidance for Preparation of  
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:

This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- Regular inspections:

Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- Larvacide program:

Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.

Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at [mdeatric@tchd.org](mailto:mdeatric@tchd.org).



## Sherman Feher

---

**From:** Scott Sickafoose  
**Sent:** Wednesday, January 04, 2017 2:52 PM  
**To:** Sherman Feher  
**Subject:** RE: REFERRALS FOR SCHUCK RESTORATION ADMINISTRATIVE SITE PLAN CASE

No comments.

Scott

Scott Sickafoose, Deputy #9527  
Crime Prevention Unit  
Ofc 720.874.4040

**From:** Sherman Feher  
**Sent:** Friday, December 9, 2016 9:31 AM  
**Subject:** REFERRALS FOR SCHUCK RESTORATION ADMINISTRATIVE SITE PLAN CASE

Dear Referral Person:

Please review the attached Arapahoe County referral plans for the following case: Schuck Restoration Administrative Site Plan (A16-011).

Then please fill out the applicable information blocks on the attached referral sheet with your comments and attach it to a response email or "reply" with an email that will come back to me. Please return your comments no later than January 9, 2017. Contact me if you have any questions.

Thank you

Sherman Feher  
Public Works and Development – Planning Division  
6924 S. Lima Street  
Centennial, CO 80112  
720-874-6665  
[jfeher@arapahoegov.com](mailto:jfeher@arapahoegov.com)

DUE JAN 9, 2017



Public Works and Development  
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
www.co.arapahoe.co.us

Planning Division

Referral Routing

<b>Case Number / Case Name:</b>	<b>A16-011 / Schuck Restoration/ Administrative Site Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sue Liu</b>
<b>Date sent:</b>	<b>December 9, 2016</b>
<b>Date to be returned:</b>	<b>January 9, 2017</b>

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential) Beverly Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Attorney / Arapahoe County Robert Hill	<input type="checkbox"/>	CECON-(Within Centennial)
<input type="checkbox"/>	Building / Arapahoe County Steve Byer	<input type="checkbox"/>	Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	<input type="checkbox"/>	South Metro Chamber of Commerce
<input checked="" type="checkbox"/>	Mapping / Arapahoe County Karen Kennedy	<b>Conservation District</b>	
<input type="checkbox"/>	Oil & Gas / Arapahoe County Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County Ray Winn	<input type="checkbox"/>	West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	<b>Transportation</b>	
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County 1 to Scott Sickafoose 1 to Glenn Thompson	<input checked="" type="checkbox"/>	CDOT / State Highway Dept- Region 1 Brad Sheehan
<input type="checkbox"/>	Weed Control / Arapahoe County Russell Johnson	<input type="checkbox"/>	E-470 Authority Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County Alan Snyder	<input type="checkbox"/>	RTD Chris Quinn
<b>Referral Agencies</b>		<b>Utilities: Gas, Electric &amp; Phone</b>	
<input type="checkbox"/>	Architectural Review Committee	<input checked="" type="checkbox"/>	Centurylink/Phone Dustin Pulciani
<input type="checkbox"/>	Arapahoe Library District	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	<input checked="" type="checkbox"/>	XCEL Donna George
<input checked="" type="checkbox"/>	City / Town Sheridan, Englewood	<input type="checkbox"/>	IREA Brooks Kaufman
<input type="checkbox"/>	Colorado Parks and Wildlife Travis Harris	<b>Water / Sanitation / Stormwater / Wetlands</b>	
<input type="checkbox"/>	County	<input type="checkbox"/>	ACWWA
<input type="checkbox"/>	DRCOG	<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer Kiel Downing
<input type="checkbox"/>	Fire Protection District	<input type="checkbox"/>	CCBWQA
<input type="checkbox"/>	Metro District	<input type="checkbox"/>	Colorado Division of Water Resources Joanne Williams
<input checked="" type="checkbox"/>	Post Office Growth Coordinator Krissy Summerfield	<input checked="" type="checkbox"/>	SEMSWA Paul Danley
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership Gary Duke and Jack Keever	<input checked="" type="checkbox"/>	South Englewood Sanitation District Don Marturano
<input type="checkbox"/>	Recreation District / Park District (External)	<input checked="" type="checkbox"/>	Urban Drainage & Flood David Mallory
<input type="checkbox"/>	School District	<input type="checkbox"/>	Other / 5 Sets East End Adv. Committee
<input type="checkbox"/>	Special District		
<input checked="" type="checkbox"/>	Tri-County Health Department Laurel Broten		
<input type="checkbox"/> HOMEOWNER'S ASSOCIATIONS			

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

AJS 12-23-16

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	PLANS SHOW 2 EAST BUILDING ELEVATIONS SIGNAGE MUST CONFORM TO COUNTY CODE
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

**Referral Routing**

<b>Case Number / Case Name:</b>	<b>A16-011 / Schuck Restoration/ Administrative Site Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sue Liu</b>
<b>Date sent:</b>	<b>December 9, 2016</b>
<b>Date to be returned:</b>	<b>January 9, 2017</b>

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)
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<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Alan Snyder	<input type="checkbox"/> E-470 Authority
<b>Referral Agencies</b>			<input type="checkbox"/> RTD
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/>
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<input checked="" type="checkbox"/>	City / Town	Sheridan, Englewood	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/> XCEL
<input type="checkbox"/>	County		<input type="checkbox"/> IREA
<input type="checkbox"/>	DRCOG		<b>Water / Sanitation / Stormwater / Wetlands</b>
<input type="checkbox"/>	Fire Protection District		<input type="checkbox"/> ACWWA
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Krissy Summerfield	<input type="checkbox"/> CCBWQA
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Gary Duke and Jack Keever	<input type="checkbox"/> Colorado Division of Water Resources
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/> SEMSWA
<input type="checkbox"/>	School District		<input checked="" type="checkbox"/> South Englewood Sanitation District
<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/> Urban Drainage & Flood
<input checked="" type="checkbox"/>	Tri-County Health Department	Laurel Broten	<input type="checkbox"/> Other / 5 Sets East End Adv. Committee
<input type="checkbox"/> HOMEOWNER'S ASSOCIATIONS			

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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Glenn Thompson, Bureau Chief 12/12/16</i>
<input checked="" type="checkbox"/> Have the following comments to make related to the case: This is an appropriate use for this parcel.	

## Sherman Feher

---

**From:** Raymond Winn  
**Sent:** Friday, December 16, 2016 4:31 PM  
**To:** Sherman Feher  
**Subject:** RE: REFERRALS FOR SCHUCK RESTORATION ADMINISTRATIVE SITE PLAN CASE

Sherman,

Open Spaces has no comments at this time.

Thanks,

*Ray Winn*



<http://arapahoebikeped.com/>

Open Spaces Planner

Arapahoe County Open Spaces

6934 S. Lima Street, Suite A, Centennial, CO 80112

Office: 720-874-6551

[rwinn@arapahocgov.com](mailto:rwinn@arapahocgov.com)

**From:** Sherman Feher  
**Sent:** Friday, December 09, 2016 9:31 AM  
**Subject:** REFERRALS FOR SCHUCK RESTORATION ADMINISTRATIVE SITE PLAN CASE

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Thank you

Sherman Feher  
Public Works and Development – Planning Division  
6924 S. Lima Street



Public Works and Development  
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

Planning Division

Referral Routing

<b>Case Number / Case Name:</b>	<b>A16-011 / Schuck Restoration/ Administrative Site Plan</b>
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<b>Referral Agencies</b>			<input type="checkbox"/> RTD Chris Quinn
<input type="checkbox"/>	Architectural Review Committee		
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	COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	<i>Krissy Summerfield</i>
<input type="checkbox"/>	Have the following comments to make related to the case:	

RECEIVED  
 DEC 13 2016  
 ARAPAHOE COUNTY  
 PLANNING DIVISION



Public Works and Development  
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

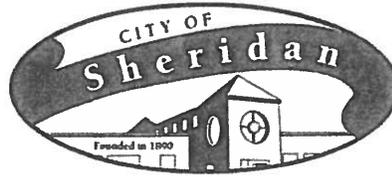
**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>A16-011 / Schuck Restoration/ Administrative Site Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sue Liu</b>
<b>Date sent:</b>	<b>December 9, 2016</b>
<b>Date to be returned:</b>	<b>January 9, 2017</b>

Arapahoe County Agencies		Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds		
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County		<input type="checkbox"/> Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce	
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<b>Conservation District</b>	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Ray Winn	<input type="checkbox"/> Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County		<input type="checkbox"/> West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	<b>Transportation</b>	
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input checked="" type="checkbox"/> CDOT / State Highway Dept- Region 1	Brad Sheehan
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Alan Snyder	<input type="checkbox"/> E-470 Authority	Peggy Davenport
<b>Referral Agencies</b>			<input type="checkbox"/> RTD	Chris Quinn
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/>	
<input type="checkbox"/>	Arapahoe Library District		<b>Utilities: Gas, Electric &amp; Phone</b>	
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Centurylink/Phone	Dustin Pulciani
<input checked="" type="checkbox"/>	City / Town	Sheridan Englewood	<input type="checkbox"/> Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/> XCEL	Donna George
<input type="checkbox"/>	County		<input type="checkbox"/> IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		<b>Water / Sanitation / Stormwater / Wetlands</b>	
<input type="checkbox"/>	Fire Protection District		<input type="checkbox"/> ACWWA	
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer	Kiel Downing
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Krissy Summerfield	<input type="checkbox"/> CCBWQA	
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Gary Duke and Jack Keever	<input type="checkbox"/> Colorado Division of Water Resources	Joanne Williams
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/> SEMSWA	Paul Danley
<input type="checkbox"/>	School District		<input checked="" type="checkbox"/> South Englewood Sanitation District	Don Marlurano
<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/> Urban Drainage & Flood	David Mallory
<input checked="" type="checkbox"/>	Tri-County Health Department	Laurel Broten	<input type="checkbox"/> Other / 5 Sets East End Adv. Committee	
<input type="checkbox"/> HOMEOWNER'S ASSOCIATIONS				

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	
Please see attached letter.	



January 9, 2017

Sherman Feher  
Public Works and Development – Planning Division  
6924 S. Lima Street  
Centennial, CO 80112

**RE: Referral for Schuck Restoration Administrative Site Plan**

Dear Mr. Feher,

Thank you for offering the City of Sheridan Planning and Zoning Department an opportunity to review the Administrative Site Plan for Cars Remember When.

We have reviewed the associated Site Plan, and have listed general comments about the project below. Please let us know if you have any questions regarding our comments.

**General Project Comments**

*Landfill Concerns*

The City of Sheridan contains several areas that were historically used as landfills, and as a result, has developed a set of regulations for handling development on and near these sites. These regulations are found in the Sheridan Municipal Code, Chapter 56 – Zoning, in Article XXXVII *Landfills*.

According to the *Landfill Location Map* (attached) this site does not appear to be located directly on top of a landfill, but it may be within the 1,000 foot buffer area that has been established around these sites. If this property was located in the City of Sheridan, the following considerations would apply, depending on the distance from the former landfill (from Sec. 56-657 of the Sheridan Municipal Code):

“For construction within 1,000 feet of a landfill, the following safety precautions shall be required:

- 1) Areas under construction shall be checked with a flammable gas indicator before excavation to determine if flammable gas is present in the area.
- 2) All excavations shall be monitored for flammable gas and a minimum of 18 percent oxygen shall be maintained within the work area. Monitoring shall be continuous, unless there is no flammable gas in the area.
- 3) Should flammable gas be found in the area, those precautions contained in subsection (a) (“Steps to prevent injury”) shall also apply.”

The Sheridan Code also outlines other safety specifications that should be followed when working on or around former landfill sites. It is recommended that the applicant be aware of these concerns due to the proximity of the project to a former landfill.

*Phase I Environmental Study*

Additionally, this site is located in a heavily industrial area. Nearby property owners, within Sheridan's City limits, have recently begun to conduct environmental studies of their property. In some instances, these studies have revealed contamination. It is recommended that the applicant conduct a Phase I Environmental Study, if they have not already done so. This is one way that the property owner can obtain more information about the environmental conditions of their property, and determine if further investigation is necessary.

*Road Improvements*

The City of Sheridan would be interested in reviewing the minor subdivision associated with this project, particularly for public improvements. Sheridan is currently in the process of upgrading and reconstructing many streets around the City through the voter-approved DrivingChange Bond Improvement Project.

*Signage*

- What kind of signage is being proposed for this development?
- Will there be a pole sign along Santa Fe?
- What kind of signage will be on the building?

If you have any questions about the comments outlined in this letter, please feel free to contact me at 303.438.3307 or by email at [jhenninger@ci.sheridan.co.us](mailto:jhenninger@ci.sheridan.co.us).

Sincerely,

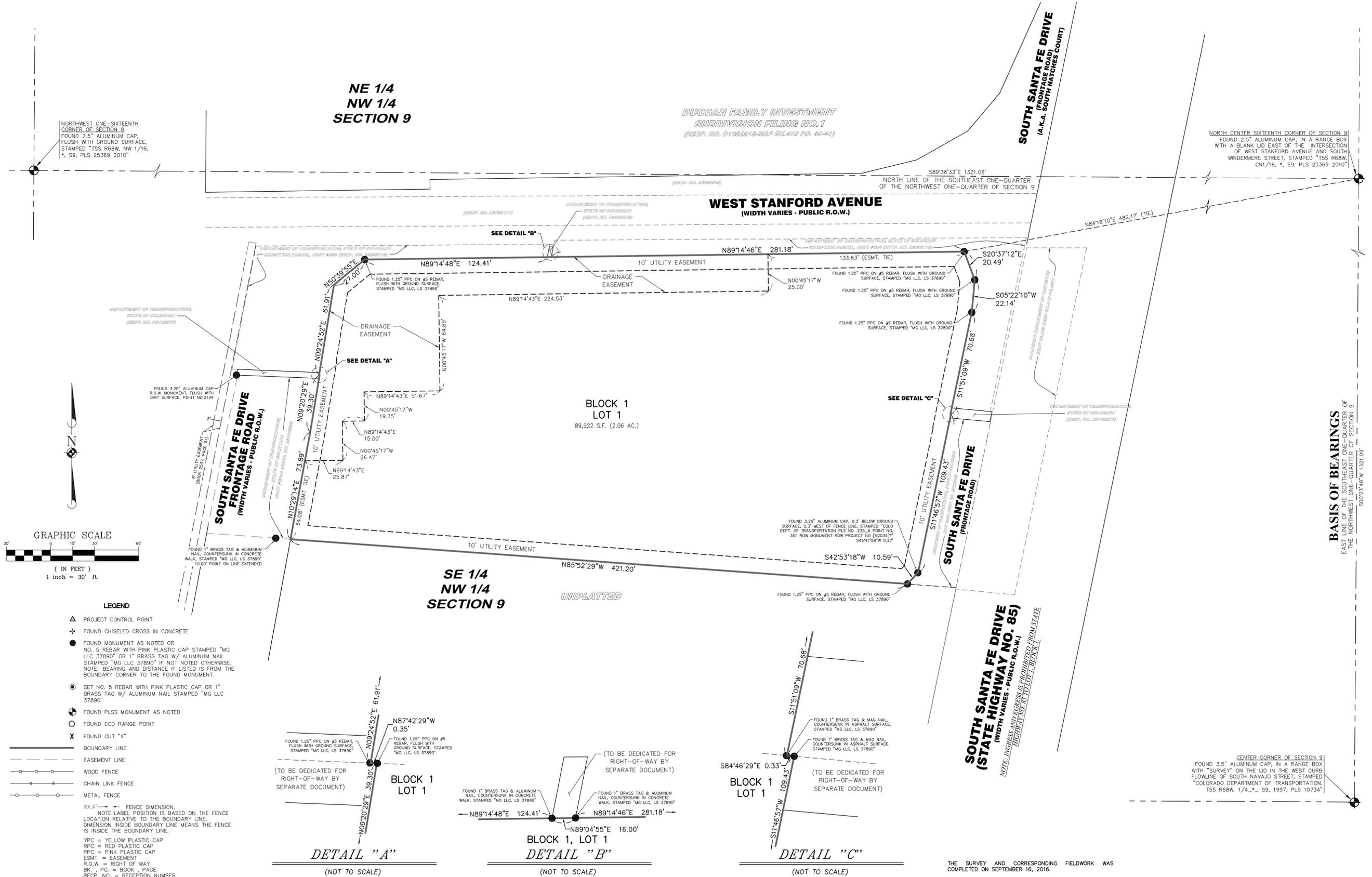
A handwritten signature in black ink, appearing to read "J. Henninger". The signature is fluid and cursive, with a large loop at the end.

Jennifer Q. Henninger, AICP  
Consulting Planner



# SCHUCK RESTORATION SUBDIVISION FILING NO. 1

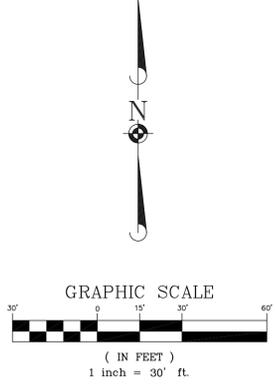
BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 9,  
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



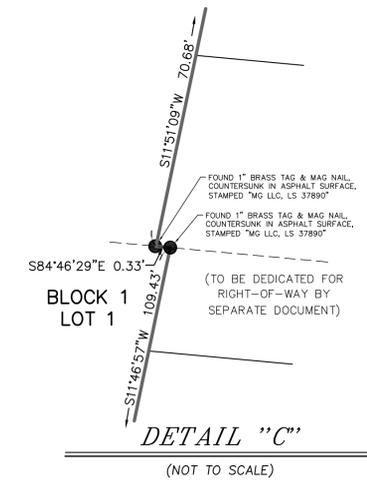
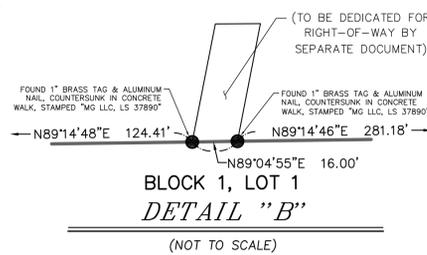
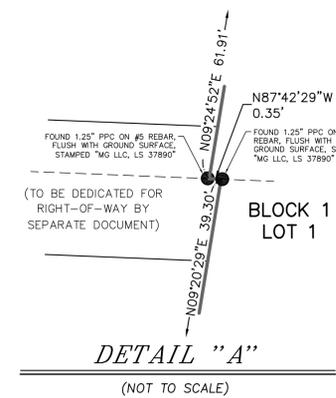
NORTHWEST ONE-SIXTEENTH CORNER OF SECTION 9  
FOUND 2.5" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "TSS R68W, NW 1/16, S9, PLS 25369 2010"

NORTH CENTER SIXTEENTH CORNER OF SECTION 9  
FOUND 2.5" ALUMINUM CAP, IN A RANGE BOX WITH A BLANK LID EAST OF THE INTERSECTION OF WEST STANFORD AVENUE AND SOUTH WINDERMERE STREET, STAMPED "TSS R68W, CN1/16, S9, PLS 25369 2010"

BASIS OF BEARINGS  
EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9  
S0023348"W 1321.09'



- LEGEND**
- ▲ PROJECT CONTROL POINT
  - ⊕ FOUND CHISELED CROSS IN CONCRETE
  - FOUND MONUMENT AS NOTED OR NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "MG L.L.C. 37890" OR 1" BRASS TAG W/ ALUMINUM NAIL COUNTERSUNK IN CONCRETE WALK, STAMPED "MG L.L.C. 37890" IF NOT NOTED OTHERWISE. NOTE: BEARING AND DISTANCE IF LISTED IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
  - SET NO. 5 REBAR WITH PINK PLASTIC CAP OR 1" BRASS TAG W/ ALUMINUM NAIL STAMPED "MG L.L.C. 37890"
  - ⊙ FOUND PLSS MONUMENT AS NOTED
  - FOUND CCD RANGE POINT
  - X FOUND CUT "X"
  - BOUNDARY LINE
  - - - EASEMENT LINE
  - WOOD FENCE
  - - - CHAIN LINK FENCE
  - METAL FENCE
  - XX.X' — FENCE DIMENSION. NOTE: LABEL POSITION IS BASED ON THE FENCE LOCATION RELATIVE TO THE BOUNDARY LINE. DIMENSION INSIDE BOUNDARY LINE MEANS THE FENCE IS INSIDE THE BOUNDARY LINE.
  - YPC = YELLOW PLASTIC CAP
  - RPC = RED PLASTIC CAP
  - PPC = PINK PLASTIC CAP
  - ESMT. = EASEMENT
  - R.O.W. = RIGHT OF WAY
  - BK. = BOOK
  - PLS. = PAGE
  - RECP. NO. = RECEPTION NUMBER



DATE	REVISION
11/17/16	1ST COMMENTS FROM ARAPAHOE COUNTY
01/13/17	MISC. COMMENTS FROM ARAPAHOE COUNTY

SCHUCK RESTORATION SUBDIVISION FILING NO. 1  
FINAL PLAT  
4501 & 4515 SOUTH SANTA FE DRIVE  
ENGLEWOOD, COLORADO 80110  
SHEET 2 - BOUNDARY & PLAT SHEET

DRAWN BY	CHECKED BY
S.L.C.S.	E.D.C.
DATE: FEB. 01, 2016	JOB NO. 120-00077
SURVEY PREPARED FOR: DGS REAL PROPERTIES, LLC	

THE SURVEY AND CORRESPONDING FIELDWORK WAS COMPLETED ON SEPTEMBER 16, 2016.



ARAPAHOE COUNTY  
COLORADO'S FIRST

MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, FEBRUARY 7, 2017 AT 6:30 P.M.  
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NO. P16-012, Schuck Restoration / Minor Subdivision

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?
1	DAN GRETZ	5329 MARSHLIGHT BLDG PERMITS	FAVOR	
2				
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