Public Works and Development
Lima Plaza Campus – Arapahoe Room
6954 S. Lima St., Centennial, CO 80112

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, APRIL 19, 2016 @ 6:30 P.M.

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM FEBRUARY 16, 2016	**VOTE: Approved**
APPROVAL OF THE MINUTES FROM MARCH 08, 2016	**VOTE: Approved**
APPROVAL OF THE MINUTES FROM MARCH 15, 2016	**VOTE: Approved**

REGULAR ITEMS

ITEM 1:	**CASE NO. P14-023 / WELCH SUBDIVISION #04 [LANSER] / MINOR SUBDIVISION (MS)**		
LOCATION:	9445 E. Evans Way	**VOTE:**	
ACREAGE:	0.73 acres	**5**	**IN FAVOR**
EXISTING ZONING:	R-2	**0**	**OPPOSED**
PROPOSED USE:	Splitting lot 3 into two lots.	**1**	**ABSENT**
APPLICANT:	Jamee Chambers, Chambers Consulting, Inc.	**1**	**ABSTAIN**
CASE MANAGERS:	Planner, Bill Skinner; Engineer, Sarah L. White		
REQUEST:	Requesting a positive referral for a Minor Subdivision.	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Recommended approval with staff findings and conditions, BOCC action required.	**Date:** _____	
ITEM 2:	**CASE NO. Z14-010 / WELCH SUBDIVISION #04 [LANSER] / PRELIMINARY DEVELOPMENT PLAN (PDP)**		
LOCATION:	9445 E. Evans Way	**VOTE:**	
ACREAGE:	0.73 acres	**3**	**IN FAVOR**
EXISTING ZONING:	R-2	**2**	**OPPOSED**
PROPOSED USE:	Rezone to R-PSF	**1**	**ABSENT**
APPLICANT:	Jamee Chambers, Chambers Consulting, Inc.	**1**	**ABSTAIN**
CASE MANAGERS:	Planner, Bill Skinner; Engineer, Sarah L. White		
REQUEST:	Requesting a positive referral for a Preliminary Development Plan.	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Recommended approval with staff findings and changes in conditions, BOCC action required.	**Date:** _____	
ITEM 3:	**CASE NO. Z16-002, WATKINS FARM / CONVENTIONAL REZONE**		
LOCATION:	East of Eclipse St and E Colfax Service Rd (Near I-70 & Watkins Rd.)	**VOTE:**	
ACREAGE:	357.19	**6**	**IN FAVOR**
EXISTING ZONING:	R-A F With 5 Acre Lot Minimums	**0**	**OPPOSED**
PROPOSED USE:		**1**	**ABSENT**
APPLICANT:	Arapahoe County		**ABSTAIN**
CASE MANAGERS:	Planner, Jason Reynolds; Engineer, Sue Liu		
REQUEST:	Requesting a positive referral for a conventional rezone.	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Recommended approval with staff findings and changes in conditions, BOCC action required.	**Date:** _____	
ITEM 4:	**CASE NO. W15-003, SEASONAL FARM AND RANCH EVENTS / LAND DEVELOPMENT CODE AMENDMENT**		
LOCATION:	Unincorporated Arapahoe County	**VOTE:**	
ACREAGE:	N/A	**6**	**IN FAVOR**
EXISTING ZONING:	N/A	**0**	**OPPOSED**
PROPOSED USE:	Seasonal Ranch and Farm events will include rodeos and the amendment specifies those circumstances where such events will require a Temporary Use Permit (TUP) and where they are not needed. The proposed amendment to Chapter 4 and Chapter 5 of the Arapahoe County Land Development Code.	**1**	**ABSENT**
APPLICANT:	Arapahoe County		**ABSTAIN**
CASE MANAGERS:	Planner, Tammy King; Engineer, Cathy Valencia		
REQUEST:	Request a positive referral for a land code amendment.	☒ **CONTINUED TO:**	
MOTION SUMMARY:	Continued after public hearing to receive additional information, new hearing to be noticed.	**Date: To be noticed**	

ITEM 5:	**CASE NO. W15-004, SEPTAGE REGULATIONS / LAND DEVELOPMENT CODE AMENDMENT**		
LOCATION:	Unincorporated Arapahoe County	**VOTE:**	
ACREAGE:	N/A	6	**IN FAVOR**
EXISTING ZONING:	N/A	0	**OPPOSED**
PROPOSED USE:	Arapahoe County is proposing to add Septage Regulations within unincorporated Arapahoe County (Case No. W15-004). The proposed addition of Section 12-2500 Septage and Sewage Land Application Regulations of the Arapahoe County Land Development Code.	1	**ABSENT**
APPLICANT:	Arapahoe County		**ABSTAIN**
CASE MANAGERS:	Planner, Tammy King; Engineer, Cathy Valencia		
REQUEST:	Request a positive referral for a land code amendment.	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Recommended approval with staff findings and changes in conditions, BOCC action required.	**Date:** _____	

ANNOUNCEMENTS:

- **The next regular Planning Commission meeting is scheduled for May 17, 2016.**
- **Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at *www.arapahoegov.com* or you may contact the Planning Division at 720-874-6650.**

PLANNING COMMISSION MEMBERS:

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

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MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, FEBRUARY 16, 2016

ATTENDANCE	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 confirmed their continued qualification to serve: Brian Weiss, Chair; Paul Rosenberg, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, Diane Chaffin. Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Spencer Smith, Engineer; Molly Orkild-Larson, Senior Planner; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; and members of the public.
CALL TO ORDER	Chair Weiss called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
	GENERAL BUSINESS ITEMS:
APPROVAL OF THE MINUTES	**The motion was made by Ms. Rieck and duly seconded by Mr. Sall to accept the minutes from the January 16, 2016 Planning Commission meeting, as presented.** **The motion passed unanimously.**
ELECTION OF OFFICERS	**Mr. Weiss nominated <u>Mr. Rosenberg to be Chair</u> of the Planning Commission. The nomination was seconded by Mr. Brummel. Mr. Rosenberg accepted the nomination. The vote was unanimous.** **Ms. Rieck nominated <u>Mr. Weiss to be Chair Pro-Tem</u> of the Planning Commission. The nomination was seconded by Mr. Rosenberg. Mr. Weiss accepted the nomination. The vote was unanimous.** **Mr. Weiss then nominated <u>Ms. Yeckes to be Secretary</u> of the Planning Commission. The nomination was seconded by**

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	Mr. Rosenberg. Ms. Yeckes accepted the nomination. The vote was unanimous.
REGULAR ITEMS: The Planning Commission determined to hear the agenda items out of order.	
Item 2:	**Z15-004, Xenia Townhomes / Preliminary Development Plan (PDP)** Bill Skinner, Senior Planner, introduced the project, which proposed 32 single-family attached/townhome units at a density of about 21 dwellings per acre. He noted the Four Square Mile Subarea Plan identified the site as multi-family with a density up to 25 dwellings per acre. He reported the site was adjacent to Yosemite Village (formerly known as Cinnamon) on the east and single-family homes on the south. Staff recommended approval with conditions, including a condition to address the transition from single family on the south to this project. Scott Alpert, applicant, described his family's history of development in Arapahoe County and explained the site had 4-5 homes built in the 1940's, all of which were falling apart. He reported the proposed townhomes would include entrances on the side elevations, so they would have doors and windows. He said the townhomes would include pitched roofs, so the wall heights would not be the full 38' being requested. Mr. Alpert indicated they were considering increasing the setback along the southern property line. The Planning Commission (PC) asked questions about grades between this property and surrounding properties. Heike Nawnan, 1121 S. Yosemite Way, #14, Yosemite Village, reported to the PC that the fence showed during the presentation was not the actual property line adjacent to the site. Mr. Fairwoods, 1200 S. Xenia St., expressed concern that the proposed 38' tall buildings would be immediately adjacent to his home. Chuck Thomas, 1207 S. Quince Way, spoke in opposition to the project, particularly regarding the proposed height. Kevin Gross, 1230 S. Boston St., representing the Four Square Mile planning committee indicated, although it would be great to see the

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	site cleaned up, they were concerned about the transition from single-family to the proposed townhome project. He requested the maximum height be 35' instead of 38'. He recommended putting more park space on the plan since the County had no parks nearby. Further, Mr. Gross recommended a better transition with the surrounding one and two-story structures. Mr. Alpert explained they were asking for a 10' setback on the east property line and could look at increasing the setback on the south. He said they were seeking 38' so they could do a pitched roof rather than a flat roof. There was considerable discussion about the setback on the east and the location of the property line in relation to the buildings to the east. The PC expressed concern about moving forward without knowing how far the proposed buildings would be from the existing buildings to the east. **It was moved by Mr. Rosenberg and duly seconded by Ms. Rieck to continue Case No. Z15-004, Xenia Townhomes / Preliminary Development Plan, to a date certain of March 15, 2016, to give the applicant time to research setbacks, heights, and property line(s).** **The vote was:** **Mr. Brummel, No; Ms. Chaffin, Yes; Mr. Rader, Yes; Ms. Rieck, Yes; Mr. Rosenberg, Yes; Mr. Sall, Yes; Mr. Weiss, Yes.**
Item 1:	**Z15-001, Cherry Tree Estates / Preliminary Development Plan (PDP)** Molly Orkild-Larson, Senior Planner, introduced the case. She reported the applicant was seeking approval for senior living, which including assisted living / memory care in attached or detached units. She stated the assisted living units could house up to 16 people who required assistance with daily tasks. Tim VanMeter, applicant, reported having owned assisted living homes in the Denver area since 1995. He said they currently owned and operated a 72-bed facility in Arvada. He explained Denver had approved both proposed access points and stated the site was a blighted former Denver municipal waste site. Mr. VanMeter reported he would clean the site as part of developing the property. He pointed out the two Planning Areas of the project; Planning Area 1 proposed 32' maximum heights and in Planning Area 2 he

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	agreed to reduce the height to 38'. He objected to staff's recommendation that there be a major trail through the site, citing security concerns. The applicant's consultants spoke about the proposal's compliance with the density recommendations in the Four Square Mile Sub-Area Plan and about the County's acceptance of the traffic analysis. The site would have right-in/right-out access on S. Quebec St., which had a median in it. The site would also have access to the east, off E. Colorado Ave. The PC asked questions about compliance with the Four Square Mile Sub-Area Plan and the potential for hazards from the landfill. Staff explained the proposed development complied with the Four Square Mile Sub-Area Plan. The applicant's geologist explained the site had been tested since the 90's and there was no ground water contamination. Kevin Gross, representing the Four Square Mile planning committee, spoke in favor of the project, including the proposed 38' height limit. Lance Wheeland, Concha Homeowner's Association (HOA), indicated that the housing product initially discussed with the HOA (assisted living/memory care) changed and now included single family attached homes. He also had concerns with traffic patterns that would be created by the proposed development. Public concerns included traffic generated from the development and its impact to Quebec St., Iowa St., and Colorado Blvd., on-site parking and off-site parking in the surrounding neighborhoods, heights and setbacks of the proposed buildings, visual impacts, and the development staying as a senior community. Brent Fahrberger, Assistant to Councilman Kashman, read into the record a letter from Paul Kashman, City Councilman, City and County of Denver. Mr. Fahrberger indicated areas of special concern, including the streets in the site area and the design of the access to the east. He reported 22 residents of Denver spoke in opposition, citing concerns about cut-through traffic, pedestrian/bike safety near the right-in/right-out on S Quebec St., building heights, the fact that a portion of the residents could be under 55, changes in the plans during the process, allowing independent living, building design, traffic in the area, safety at the E. Iowa Ave. intersection, parking needs for this type of use,

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	environmental cleanup, non-compliance with the sub-area plan, proximity to the Concha development to the north, and difficulty of accessing the site from southbound Quebec. Mr. VanMeter responded that Denver had approved both access points and that Arapahoe County engineering staff had no concerns with the traffic impact study. He said he would match the adjacent setbacks. He added that including independent living could allow spouses to stay together when one member of the couple needed extra care. In response to concerns about complying with the Housing for Older Persons Act, which required 80% of units to be available to those over age 55, Mr. VanMeter stated they would be marketing to that age group. The PC discussed setbacks and noted that with the requirement for pitched roofs, the height impact would be reduced. They also noted that while there was a lot of testimony about traffic, both Denver and Arapahoe County engineers had looked at the site and expressed no issues. **It was moved by Mr. Rosenberg and duly seconded by Ms. Chaffin, in the case of Z15-001, Cherry Tree Estates / Preliminary Development Plan, that the Planning Commissioners had read the staff report and received testimony at the public hearing and find themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated February 8, 2016, and recommended approval of the application, subject to the following conditions:** **1. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agreed to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.** **2. At the time of the Final Development Plan, the applicant shall address the landfill material on-site and presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department and Colorado Department of Public Health and Environment.** **3. Prior to construction on the property, all land fill material shall be removed from the site.** **4. All buildings in Planning Area 1 shall have a pitched roof (minimum 4:12) oriented parallel to the property line to**

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	provide a transition from lower heights adjacent to neighboring properties to the maximum building height at the peak of the roof. **5. Pedestrian access shall be developed along the perimeter of the development at the time of Final Development Plan connecting E. Colorado Avenue with S. Quebec Street.** **6. This approval is limited to approval of a senior community that shall operate in compliance with the Housing for Older Persons Act of 1995 Amendment to the Fair Housing Act.** **7. At Final Development Plan the applicant shall develop a mechanism to assure compliance with the Housing for Older Persons Act of 1995 Amendment to the Fair Housing Act.** **8. Add a note to the Preliminary Development Plan that includes:** **a. This development is approved only as a senior community that shall operate in compliance with the Housing for Older Persons Act of 1995 Amendment to the Fair Housing Act.** **b. At Final Development Plan the applicant shall develop a mechanism to assure compliance with the Housing for Older Persons Act of 1995 Amendment to the Fair Housing Act (HOPA), which shall include at a minimum the adoption of appropriate covenants, leasing agreement provisions, or other policies as required under HOPA and provision for maintaining and providing data to the County when requested to assure the County that the community is being operated as senior community in compliance with HOPA.** **The vote was:** **Mr. Brummel, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Ms. Rieck, No; Mr. Rosenberg, Yes; Mr. Sall, Yes; Mr. Weiss, Yes.**
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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MINUTES OF THE MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MARCH 8, 2016

ATTENDANCE	A 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 confirmed their continued qualification to serve: Brian Weiss, Chair; Paul Rosenberg, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin. Also present were: Robert Hill, Senior Asst. County Attorney; Jason Reynolds, Current Planning Program Manager; and Jan Yeckes, Planning Division Manager.
CALL TO ORDER	Chair Rosenburg called the meeting to order at 7:00 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
STUDY SESSION ITEMS:	
Item 1:	**Planning Commission Bylaws Discussions – Jan Yeckes, Planning Division Manager** Planning Commissioners and staff reviewed the 2009 PC Bylaws, in detail, and made suggested revisions to be incorporated into a draft for future consideration.
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, MARCH 15, 2016

ATTENDANCE	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 confirmed their continued qualification to serve: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; and Richard Sall. Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah L. White, Engineer; Sue Liu, Engineer; Sherman Feher, Senior Planner; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Diane Kocis, Oil & Gas Specialist; and members of the public.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
GENERAL BUSINESS ITEMS: The Planning Commission determined to hear the agenda items out of order.	
APPROVAL OF THE MINUTES	**The motion was made by Mr. Weiss and duly seconded by Ms. Rieck to accept the minutes from the February 2, 2016 Planning Commission meeting, as amended, to correct the vote on Case No. Z15-003, Denver Jewish Senior Living / Preliminary Development Plan, to show Mr. Sall as a Yes vote and Ms. Rieck as a No vote.** **The motion passed unanimously.**
REGULAR ITEMS:	
Item 3:	**L16-001, Rangeview Metropolitan District Water Pipeline / Location and Extent (L&E) Plan – Sherman Feher, Senior Planner, Public Works and Development (PWD)**

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	Sherman Feher, Senior Planner, introduced the proposed project, which would extend a 24 inch water pipeline from the State Land Board Property near E Quincy Ave. north to near I-70, generally along the future Hayesmount Rd alignment. He reported staff recommended approval. Melinda Lundquist, CVL Consultants, representing Rangeview Metropolitan District (RMD), indicated this was Phase 2 of a water pipeline. She reported the proposed pipeline would require a 25 foot utility easement from several private property owners. She stated the pipeline plans were designed to work with the future Hayesmount Rd grading and location. Ms. Lundquist reported RMD was currently working with the landowners along the pipeline alignment and would commence construction once easements were secured. She reported the County was reviewing engineering plans for the pipeline. She stated RMD planned to use open cuts for most of the pipeline but would bore under Quincy Ave. to minimize traffic impacts. The Planning Commission (PD) asked clarifying questions about the locations of the district's wells and which aquifers were used. Mr. Rosenberg opened the hearing for public comments. There were no public comments. The public hearing was closed. **It was moved by Mr. Brummel and duly seconded by Mr. Rader, in the case of L16-001, Rangeview Metropolitan District Water Pipeline / Location and Extent Plan, that the Planning Commission had read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings, including all plans and attachments as set forth in the staff report dated March 4, 2016, and moved to approve this case, subject to the following conditions:** **1. The applicant shall make any minor modifications to plans as requested by the Public Works and Development Department.** **2. The applicant shall address the Division of Engineering Services' comments and concerns, as identified within the various Division of Engineering Services reports.** **3. The applicant shall execute and record all utility easements prior to commencing construction of the**

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	project. **4. The applicant shall obtain all necessary permits prior to commencing the project.** **5. If the applicant does any earth-moving or construction, between March 15, 2016 and October 31, 2016 related to the pipeline, they shall conduct a burrowing owl survey and provide the results of said survey to Colorado Parks and Wildlife (CPW) and the County and if any burrowing owls are found during the survey, the applicant shall follow CPW protocols related to burrowing owls.** **6. The applicant shall prepare a noxious weed control plan and will implement said plan. The applicant shall provide a copy of the plan to the County.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 1:	**Z15-004, Xenia Street Townhomes / Preliminary Development Plan (PDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** Bill Skinner, Senior Planner, summarized the proposal and stated the PC had continued the case from February 16, 2016 due to issues regarding the southern and eastern setbacks. He provided an amended set of staff-recommended conditions to the PC. Scott Alpert, applicant, agreed to increase the eastern setback from 10 feet to 15 feet and the southern setback from 10 feet to 25 feet. The applicant also agreed to limit top of wall/gutter height to 30 feet with the tallest roofline at 38 feet. Scott Alpert reported making some adjustments to the buildings after the hearing on February 16, 2016. Mr. Rosenberg opened the hearing for public comments. The neighbor to the south said he appreciated moving the buildings farther away. Three residents of the property to the east (Yosemite Village), including one speaking on behalf of the Homeowner's Association (HOA), said they appreciated the increased setback; however, had concerns about the applicant's three-story proposal, when most of the surrounding multi-family/townhome projects were two stories in height. A representative from the Four Square Mile neighborhood group stated they would prefer two story

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	buildings and aligning the proposed townhomes along Xenia Street rather than aligning the buildings east-west. Mr. Alpert responded that aligning the buildings east-west meant the neighbors to the east wouldn't face a whole row of buildings; instead, they would view the ends. He noted the Four Square Mile Sub-Area Plan recommended up to 25 dwellings/acre on the site , which could only be achieved by orienting the buildings east-west. Mr. Alpert reported there were other 3-story examples in Four Square Mile and in the Breakers across Mississippi. He stated they hadn't finalized the building designs or the site grading, but weren't planning on adding significant fill. The PC asked clarifying questions about grading and flattening the roof pitch to reduce overall building height. Mr. Alpert stated some grading would be required to make the drainage work; however, they didn't expect to bring in a lot of fill. He committed to looking at the roof pitch between this plan and submitting the Final Development Plan (FDP). The PC commended Mr. Alpert for making changes to accommodate the neighbor's concerns. **It was moved by Mr. Brummel and duly seconded by Mr. Weiss, in the case of Z15-004, Xenia Street Townhomes / Preliminary Development Plan, that the Planning Commission had read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated February 5, 2016, and recommend approval of the application, subject to the following condition(s):** 1. **Prior to signature of the final mylar copy of these plans, the applicant agrees to address Public Works and Development Staff comments and concerns.** 2. **Applicant will increase the eastern setback from 10 feet to 15 feet and the southern setback from 10 feet to 25 feet.** 3. **The applicant will limit top of wall/gutter height to 30 feet with the tallest roofline at 38 feet.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Mr. Rader, Yes;**

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	Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.
Item 2:	**P15-008, Centennial East Corporate Center #10 [Freedom Service Dogs] / Final Development Plan (FDP) - Sherman Feher, Senior Planner, Public Works and Development (PWD)** Mr. Feher introduced the case. He reported Freedom Service Dogs proposed converting an existing building and making use of the adjacent vacant lot for dog facilities. He stated staff recommended approval with conditions. Michele Ostrander, Freedom Service Dogs, reported having purchased the property in order to expand the number of clients Freedom Service Dogs could serve. She explained each dog took 7-12 months to train and the new, larger facility would allow them to train 60-70 client/dog teams per year. Kris Belter, Intergroup Architects, stated the proposal added a few new building exits, exterior kennels, and additional parking. He reported the dogs would be housed indoors and the outdoor areas would be used for exercise and training. The PC asked questions about the total number of kennels, noise, City of Centennial's comments regarding landscaping, and how the animal waste would be managed. Mr. Belter indicated the building would have 26 isolation kennels (for initial intake/kennel cough quarantine) and 48 regular kennels. He reported the building was metal and CMU block, which the applicant believed would help with noise attenuation. Mr. Feher stated the applicant was meeting fencing and landscaping standards for the area. Mr. Belter detailed how both solid and liquid waste would be handled. Mr. Feher explained Tri County Health Department required an animal waste management plan, which was a condition of approval. Mr. Rosenberg opened the hearing for public comments. There were no public comments. The public hearing was closed.

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	It was moved by Mr. Sall and duly seconded by Ms. Rieck, in the case of P15-008, Freedom Service Dogs Final Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated March 4, 2016, and recommend approval of this case, subject to the following conditions: **1. The applicant must make all modifications to the Final Development Plan as requested by the Public Works and Development Department.** **2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to the mylars being signed.** **3. The applicant shall enter into an SIA and will provide collateral to the County for all public improvements associated with the project.** **4. The applicant will need to obtain a Floodplain permit.** **5. The applicant will need to develop an animal waste plan and submit it to Tri-County Health Department and the County.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
April 19, 2016
6:30 P.M.

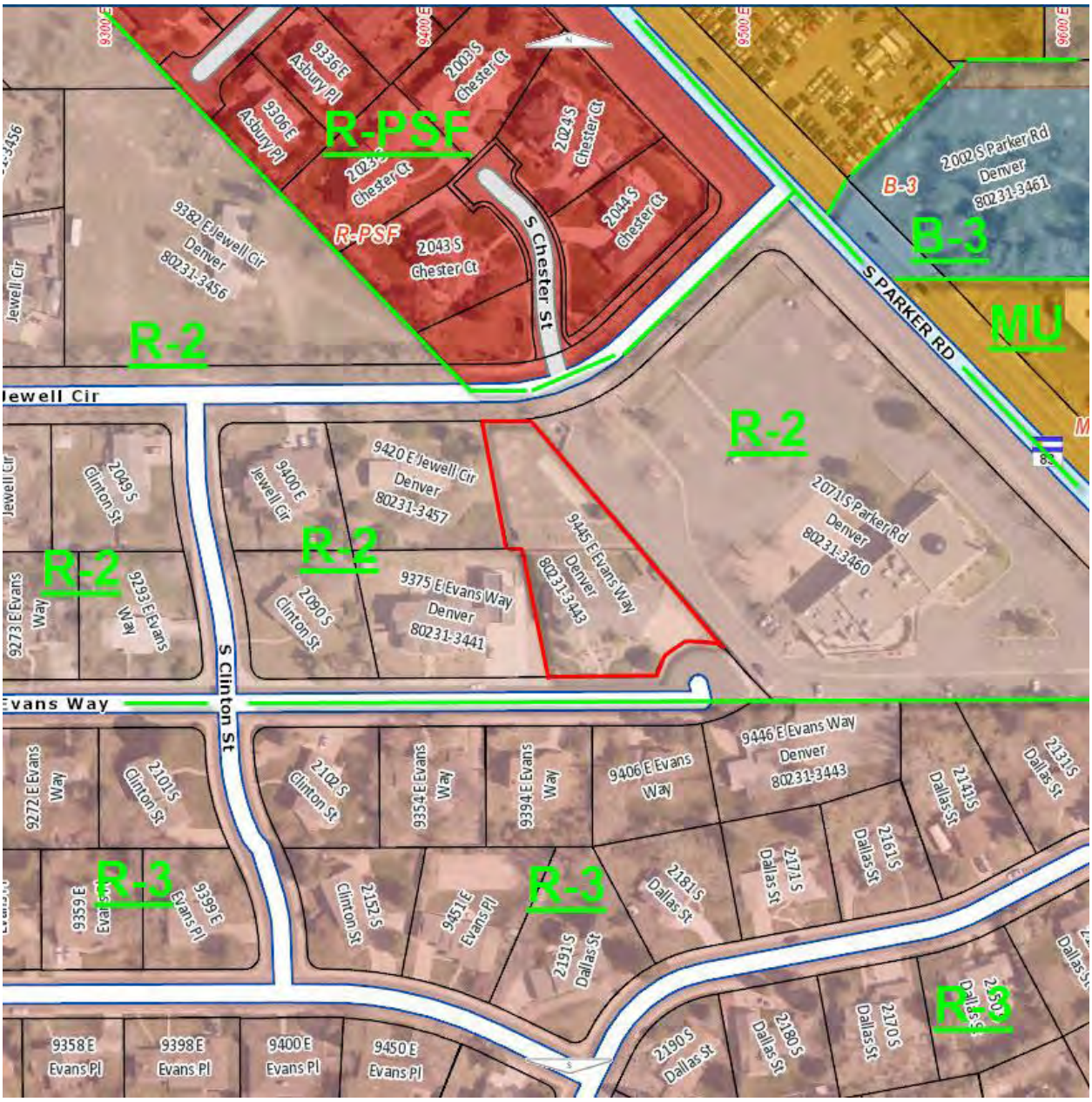
SUBJECT: P14-023 Lanser Minor Subdivision (further subdivide Welch Sub/Lot 3)

Bill Skinner, Senior Planner **April 8, 2016**

LOCATION

The subject property is located at 9445 E. Evans Way, approximately 400 feet southwest of the intersection of Parker Road and East Jewel Circle. This property is located in Commissioner District No. 4.

Vicinity and Surrounding Properties



Surrounding Zoning

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

North of the subject property, across E. Jewell Circle, is a R-PSF PUD (Residential Planned Unit Development – Single Family) consisting of four 0.39-acre single-family detached lots with homes that have a maximum building height of 35 feet established by the Preliminary Development Plan (PDP). Also across the street, north of the site, is a 1.7-acre lot zoned R-2 (single-family residential, minimum lot size 20,000 square feet, obsolete zone district) that contains a single-family detached house.

South of the subject property, across E. Evans Place is a neighborhood of single-family detached residential homes zoned R-3 (single-family residential, minimum lot size 12,500 square feet, obsolete zone district) on lots that range from 0.32 acres to 4.8 acres with the majority of lots being on the low end of the range.

East and abutting the subject property is a place of worship existing on a 3.77-acre lot zoned R-2 and approved for religious use through a Use by Special Review.

West and abutting the subject property are R-2 zoned single-family detached residential homes on lots that range from 0.37 acres to 0.53 acres.

PROPOSAL

The applicant, Chamber Consulting, on behalf of the owner, Brad Lanser, has filed an application for a Minor Subdivision (MS) known as Case # P14-023 which proposes further subdividing an existing 0.73-acre lot known as Welch Subdivision, Filing 4, Lot 3, PIN #1973-27-2-05-029, located at 9445 E. Evans Way, Denver CO 80231.

This subdivision is part of a larger plan to rezone the subject property to R-PSF through a Preliminary Development Plan (PDP) that will facilitate the proposed lot split. Details of the rezoning are available in the staff report for the concurrent case Z14-010, also being heard on this date.

BACKGROUND

Background for the Minor Subdivision application is minimal. The priority was originally subdivided as Lot 3 of the Welch Subdivision.

DISCUSSION

Lot Sizes

The existing 0.73-acre lot is larger than most of the surrounding residential lots. The two lots proposed in the Minor Subdivision will be 0.436 acre and 0.296 acre. There is an existing home on the property that will remain on the proposed 0.436-acre lot. The lots immediately west of the site are residential lots that are roughly 0.5 acres in size. The lot immediately east of the site is developed as a place of worship and is 3.778 acres in size. The subject property is in a unique position, being an oversized residential lot that is positioned between a large non-residential lot containing a place of worship and lots that are typical of the surrounding residential neighborhood.

If subdivided as proposed, the result will be two residential lots, being 0.436 acre and 0.296 acre. The 0.436-acre lot will be larger than the majority of existing residential lots in this area, but not the largest. The 0.296-acre lot will be slightly smaller than the majority of existing residential lots in this area, but not the smallest.

The size of the nearby existing residential lots varies, but range from approximately 0.30 acre to

0.45 acre in size, with the majority of nearby lots falling in the 0.4-acre range in this area. There are a few exceptional lots that are larger, but these are atypical of the area. The accompanying staff report for Z14-010 provides additional detail on the varied lot sizes within the immediate neighborhood, with a number of the lots actually being smaller than the minimum lot sizes specified in the Land Development Code for properties zoned R-2 and R-3; the history of these lot sizes not meeting the minimum development standards is not known.

Staff examined individual lot sizes extending out north, south and west of the subject property. Having carried out this detailed examination, using recorded assessor data, the staff is of the opinion that the proposed lots sizes are not detrimentally atypical for this location and that the proposed minor subdivision can be supported as appropriate for the subject property.

Cash in Lieu of Land Dedication

County regulations require dedication of land for schools and public facilities, or the payment of cash in lieu of land dedications and other public purposes for all properties adding residential density to the County. Due to the small size of this subdivision, there is no reasonable opportunity for land dedication. Cash in lieu of dedicated land values have been calculated based on the assumption that the additional lot created will increase the County's population by one single-family residential household, located in the urban area.

The total "cash in lieu of dedicated land" contributions are required as follows:

Public Schools	$1,850.70 payable to the school district
Public Parks	$710.40 payable to Arapahoe County
Other Public Uses	$29.60 payable to Arapahoe County
TOTAL	$2,590.70

Cash-in-lieu (CIL) fees must be paid prior to recording the Minor Subdivision plat. The plat must be recorded prior to issuance of permits for further development of the property.

Analysis of the P14-023 Minor Subdivision application

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; 3) local background activity; and 4) analysis of referral comments.

The Comprehensive Plan and Sub Area Plans

The Arapahoe County Comprehensive Plan designates this site as "Urban Residential." Urban Residential areas are anticipated to have "*residential development that is supported by neighborhood commercial centers with locally oriented shops and services typically including grocery stores, retail shops, convenience stores, personal and business services, offices, community facilities, and other uses designated to serve the local area*." This plan proposes an increase from one home (currently) to two homes located within 1/2-mile of commercial uses such as the grocery store and other neighborhood commercial and retail services located along Parker Road. The applicant's proposal for a small increase in overall local density meets this direction provided by the Comprehensive Plan.

The Four Square Mile SubArea Plan

The Arapahoe County Four Square Mile SubArea Plan recommends single-family homes at densities ranging from 1 to 6 units per acre. If we assume that each lot will contain a single dwelling unit as allowed for by County zoning regulations and proposed in the accompanying PDP application, the *existing density* can be calculated by dividing the existing single lot by the 0.73 acre overall property size, resulting in a density of 1.36 units per acre. The proposed

density can be calculated by dividing the proposed count of two lots by the overall property size of 0.73 acres, which results in a density of 2.73 units per acre. The proposed density complies with direction provided by the Four Square Mile SubArea Plan.

Land Development Code Review – Minor Subdivision

Chapter 14 Subdivision Regulations of the Land Development Code, Section 14-503 (Minor Subdivision) states that, "The Minor Subdivision Final Plat shall be processed in accordance with the Final Plat regulations. The only exception is that the application will be scheduled with both the Planning Commission and the Board of County Commissioners."

Chapter 14, Section 14-302 (Final Plat) states that, "A Final Plat may be approved upon the finding by the Board that [the subdivision]:"

a. *Provides for a public water supply.*

   A "will serve" letter from the Cherry Creek Water and Sanitation district is included in this report.

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

   A "will serve" letter from the Cherry Creek Water and Sanitation district is included in this report.

c. *Provides evidence to show that all areas of the proposed 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.*

   There is no indication that soil or topographical conditions that present hazards or require special precautions exist on this property.

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

   The Minor Subdivision plan and process comply with County regulations and State requirements.

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

   No proposal for mineral recovery has been made as part of these Final Plat applications.

The County staff has determined that these plat documents meet the applicable technical requirements stated in Section 14-305 of the Arapahoe County Land Development Code.

Local Background Activity

The neighborhood surrounding the subject property is built out and includes a mix of single-family detached residential homes in the immediate neighborhood, with a mix of residential and neighborhood services along Parker Road. No other substantial development applications are under review for any properties located within a one-mile radius of this property.

4. Referral Comments

Comments received during the referral process are as follows:

ArapCo Assessor	No response
ArapCo Engineering	Comments have been addressed
ArapCo Mapping	Comments have been addressed
ArapCo Open Space	No response
ArapCo Sherriff	No concerns
ArapCo Zoning	Comments have been addressed
Cunningham Fire Protection District	Technical direction provided
US Post Office	No response
Cherry Creek School District no. 5	No response
Arapahoe Library District	Requests a share of the CIL fees collected
Tri-County Health Dept.	No comment
Four Square Mile Area Neighbors	No response
Huntington Estates/Welch HOA	Opposed
West Arapahoe Conservation District	No response
Century Link	No response
Xcel Energy	No response
Cherry Creek Water & San District	Two lots require two water and sewer taps
Urban Drainage	No response
Division of Water Resources	A "will serve" letter will be required; *Note: A "will serve" letter was obtained.*

The applicant's team has informed the staff that they have had conversations with neighbors before embarking on this process. Opposition was received from the Huntington Estates/Welch Home Owners' Association in association with the PDP and Minor Subdivision.

STAFF FINDINGS

Staff has visited the site and reviewed the plans, supporting documentation and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed Minor Subdivision conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan and the Four Square Mile SubArea Plan in regard to the policies set forth in those plans.

2. The proposed Minor Subdivision complies with the process outlined in Chapter 14 Subdivision Regulations, Section 14-305 Minor Subdivision, of the Land Development Code.

3. The proposed Minor Subdivision is in substantial conformance with the concurrently proposed underlying Lanser PDP, Case No. Z14-010, proposed for rezoning of this property to facility the requested two-lot subdivision.

RECOMMENDATION

Considering the findings and other information provided herein, staff recommends approval of Case No. P14-023 – Lanser Minor Subdivision, subject to the following conditions:

1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address the Planning Division's comments and Engineering Services Division's comments and concerns, as outlined in their reports.

2. Prior to the Board of County Commissioners meeting date, the applicant will provide a "Will Serve" letter form the local water and sanitary service district.

3. Fees paid as cash in lieu of land dedication and other public purposes must be paid prior to recording the subdivision plat in accordance with Land Development Code requirements.

DRAFT MOTIONS

Recommend Conditional Approval *(This motion is consistent with the staff recommendation*):
In the case of P14-023 – Lanser Minor Subdivision, the Planning Commissioners have read the staff report and received testimony at the public and find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated April 8, 2016, and recommend approval of this application, subject to the following conditions:

1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address the Planning Division's comments and Engineering Services Division's comments and concerns, as outlined in their reports.

2. Prior to the Board of County Commissioners meeting date, the applicant will provide a "Will Serve" letter form the local water and sanitary service district.

3. Fees paid as cash in lieu of land dedication and other public purposes must be paid prior to recording the subdivision plat in accordance with Land Development Code requirements.

ALTERNATE MOTIONS – *These are provided by staff to assist the Planning Commission in preparing a motion if the decision is not consistent with the Staff's recommended motion.*

Recommend Denial *(This motion is not consistent with the staff recommendation):*
In the case of P14-023 – Lanser Minor Subdivision, the Planning Commission has read the staff report dated April 8, 2016, and received testimony at the public hearing. Based on the information presented and considered during a public hearing, we recommend **denial** to the Board of County Commissioners based on the following findings:

1. *State new findings as part of the motion.*

2. *…*

Continue to Date Certain:
In the case of P14-023 – Lanser Minor Subdivision, I move to continue the hearing to [*date*], 6:30 p.m., at this same location, to obtain additional information and to further consider the information presented.

Attachments:
Engineering Staff Report
Application & Exhibits
Referral Comments
Neighborhood Meeting Information

Arapahoe County Public Works & Development
6924 South Lima St.
Centennial, Colorado 80112
Phone: 720-874-6500

Planning Commission Update

Date: March 21, 2016

To: Arapahoe County Planning Commission

Via: Bill Skinner
Planning Division

Cc: Chuck Haskins, Division Manager, Engineering Services Division
Case File: Z14-001 & P14-023

From: Sarah White
Engineering Services Division

Re: Welch Subdivision 4th Filing, Lot 3 – Lanser Minor Subdivision
Z14-010 Preliminary Development Plan
P14-023 Minor Subdivision

Enclosures:
Minor Subdivision
Preliminary Development Plan
Phase I Drainage Study

Scope/Location:

Property owner, Brad Lanser, is requesting approval of the Minor Subdivision and Preliminary Development Plan of Welch Subdivision 4th Filing, Lot 3 – Lanser Minor Subdivision Project. The project proposes splitting existing lot 3 into 2 new lots. The southern lot will remain as is with no new improvements. The northern lot will be platted and zoned only.

The site is located within Welch Subdivision at the intersection of E Jewell Cir and S Parker Rd. The site lies within the Cherry Creek drainage basin.

Purpose and Recommendation

The purpose of this report is to provide the Engineering Services Division Staff findings, comments, and recommendations regarding the above-referenced land use application(s).

Engineering Services Division Staff (Staff) has reviewed the above-referenced land use application(s) and has the following findings and comments:

1. Both existing and proposed lots will outfall to existing storm sewers connections within the area known as the Four Square Mile Area / Cherry Creek Drainage Basin.
2. This parcel lies within the Cherry Creek Drainage Basin, Basin 6. A fee of $8,313/impervious acre has been established for the development in this watershed. Arapahoe County collects these fees at time of Final Development Plan.
3. This development lies within the boundaries of Southeast Metro Stormwater Authority (SEMSWA).
4. SEMSWA has issued a Memorandum of Design approval for Stormwater Facilities and has no further comments at this time.
5. Site accesses for both lots exist and no access changes are proposed or required.
6. All applicable Engineering fees have been paid.
7. No Engineering waivers or variances were requested or required at this time.
8. Please note that a Final Development Plan will be necessary, which will include all applicable technical reports and/or supporting documents.

Engineering Services Division (ESD) Staff is recommending this land use application favorably subject to the following conditions:

1. The applicant agrees to address any outstanding minor comments per ESD Staff Report and redlines most recently dated March 4th, 2016.

LETTER OF INTENT – PRELIMINARY DEVELOPMENT PLAN
and Rezoning of Lot 3, WELCH SUBDIVISION FOURTH FILING
Date: November 17, 2014 Case No. Q14-027

Property Owners: Brad and Sandy Lanser, 9445 East Evans Way, Denver, CO 80231 Phone: 303-525-2282
Builder: Lanser Homes, Inc., same address and phone

Company Information:

1) Planning and Surveying representatives:
   Chambers Consulting Inc., P.O. Box 339, Morrison, CO 80465 Phone: 303-697-0650
2) Engineering representatives:
   Paragon Engineering Consultants, Inc.
   7852 South Elati Street, Suite 106
   Littleton, CO 80120 Phone: 303-794-8604

The project is located at 9445 E. Evans Way, Denver, CO 80231. The legal description is Lot 3, Welch Subdivision, 4th Filing, PIN #031267668; AIN No. 1973-27-2-05-029. The project area is 0.73 acres (31,847 square feet) and is currently zoned R-2. The intent is to create a building site utilizing the northern part of Lot 3.

The lot has access to two platted streets within the above named subdivision: East Evans Way, existing house faces that street; and East Jewell Circle, which would be a vacant parcel created upon approval of the subdivision and rezoning application. The lot facing East Jewell Circle would be a Single Family Residential use, as is the adjoining property to the north, south and west. The adjoining property to the east is the Muslim Center, addressed as 2071 South Parker Road.

Number of Dwelling Units: 2 total (1 existing, 1 proposed)
Type of Construction: wood frame, 2 story
Existing Zoning: R-2
Proposed Zoning: R-PSF
Minimum Lot Size: 0.296 Acres (12,875 SQ. FT.)
Dedicated Public ROW: None
Dedicated Open Space: None

Please contact Jamee Chambers, AICP as our representative for processing this case:

Chambers Consulting Inc.
805 Bear Creek Avenue, P.O. Box 339
Morrison, CO 80465-0339
Phone: 303-697-0650 E.mail: chaconinc@chamberscon.com

RECEIVED
NOV 20 2014
ARAPAHOE COUNTY
PLANNING DIVISION

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT
2325 SOUTH WABASH STREET
DENVER, COLORADO 80231
(303) 755-4474

PAUL J. HANLEY, Chairman
MARK L. LAMPERT, Vice Chairman
WILLIAM M. MACPHEE, Secretary/Treasurer
FREDERICK L. NORMAN, Director
BRADLEY W. RASTALL, Director

AVAILABILITY OF SERVICE LETTER

April 4, 2016

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

Re: Preliminary Development Plan P14-023, Subdivision Z14-010 for 9445 E Evans Way
Denver, CO 80231

The above referenced property is within the service area of the District. The District is a Master Meter Distributor for Denver Water. Water and sewer service is available subject to payment of all fees and the District's Rules and Regulations.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

CHERRY CREEK VALLEY WATER
AND SANITATION DISTRICT

John R. Warford
Manager

Arapahoe County
Colorado's First

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies	
☒	Assessor / Arapahoe County	Karen Hart
☐	Attorney / Arapahoe County	Robert Hill
☐	Building / Arapahoe County	Steve Byer
☒	Engineering / Arapahoe County	Sarah White
☒	Mapping / Arapahoe County	Pat Hubert
☐	Oil & Gas / Arapahoe County	Diane Kocis
☒	Open Space / Arapahoe County	Roger Harvey
☒	Planning / Arapahoe County	Bill Skinner
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson
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☒	Zoning / Arapahoe County	Tammy King
	Referral Agencies	
☐	Architectural Review Committee	
☐	Airport or Military Base	
☐	CGS Colorado Geological Survey-Soils	
☐	City / Town	
☐	Colorado Parks and Wildlife	
☐	County	
☐	DRCOG	
☒	Cunningham Fire District	Tyler Everitt
☐	Metro District	
☒	Post Office Growth Coordinator	Jaime Hernandez
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☐	Recreation District / Park District (External)	
☒	Cherry Creek School District 5	Dave Strohfus
☒	Arapahoe Library District	Janell Maccarrone
☒	Tri-County Health Dept	Sheila Lynch
☐	HOA/Homeowners Associations	

	Citizen's Organizations	
☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	CECON-(Within Centennial)	
☒	Four Square Mile Area	Mark Lampert
☒	Four Square Mile Neighborhoods	Paul Hanley
	Conservation District	
☐	Deer Trail Conservation District	
☒	West Arapahoe Conservation District	Tasha Chevarria
	Transportation	
☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☐	E-470 Authority	Peggy Davenport
☐	RTD	Chris Quinn
☐		
	Utilities: Gas, Electric & Phone	
☒	Centurylink/Phone	Charles Place
☐	Conoco Phillips / Gas Pipeline	
☐	XCEL	Donna George
☒	IREA	Donna George
	Water / Sanitation / Stormwater / Wetlands	
☐	ACWWA	
☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	CCBWQA	
☒	Cherry Creek Valley Water & Sanitation District	John Warford
☐	SEMSWA	Paul Danley
☐	ECCVW&S	Chris Douglass
☒	Urban Drainage	David Mallory
☒	Division of Water Resources – State Eng	Joanna Williams

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
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Janel Maccarrone

The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Sarah White	☒	Four Square Mile Area	Mark Lampert
☒	Mapping / Arapahoe County	Pat Hubert	☒	Four Square Mile Neighborhoods	Paul Hanley
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☒	Open Space / Arapahoe County	Roger Harvey	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Bill Skinner	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☐	XCEL	Donna George
☐	County		☒	IREA	Donna George
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	Cunningham Fire District	Tyler Everitt	☐	ACWWA	
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Post Office Growth Coordinator	Jaime Hernandez	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☒	Cherry Creek Valley Water & Sanitation District	John Warford
☐	Recreation District / Park District (External)		☐	SEMSWA	Paul Danley
☒	Cherry Creek School District 5	Dave Strohfus	☐	ECCVW&S	Chris Douglass
☒	Arapahoe Library District	Janell Maccarrone	☒	Urban Drainage	David Mallory
☒	Tri-County Health Dept	Sheila Lynch	☒	Division of Water Resources – State Eng	Joanna Williams
☐	HOA/Homeowners 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
X	Have NO Comments to make on the case as submitted	Glenn Thompson – 12/22/15
☐	Have the following comments to make related to the case:	

January 25, 2016

Bill Skinner
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Welch Subdivision #4
Case No. Z14-010 & P14-023
TCHD Case No. 3758

Dear Mr. Skinner:

Thank you for the opportunity to review and comment on the Lanser Minor Subdivision and Preliminary Development Plan for Welch Subdivision #4 located at 9445 E. Evans Way. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions.

Sincerely,

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Laura DeGolier, TCHD

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
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☐	Architectural Review Committee		☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
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☐	Colorado Parks and Wildlife		☐	XCEL	Donna George
☐	County		☒	IREA	Donna George
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☒	Cunningham Fire District	Tyler Everitt	☐	ACWWA	
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☒	Tri-County Health Dept	Sheila Lynch	☒	Division of Water Resources – State Eng	Joanna Williams
☐	HOA/Homeowners 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
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Tyler Everitt
SEE ATTACHED******		

CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 752-1857

Referral Comments

January 26, 2016

Bill Skinner
Arapahoe County Planning & Development
6924 S. Lima Street
Centennial, CO 80112

Re: P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION, CFPD Project 15-705-1009

Mr. Skinner:

The Fire District has reviewed the preliminary development plan for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by the Cunningham Fire Protection District. The Fire District supports this case for approval with the following conditions:

- Buildings and facilities
  Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall comply with the requirements of the IFC and shall extend to within 150 feet (45 720 mm) of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building. When the new building is built on the lot 2 off E Jewell it has to be within 150ft to all sides or additional access may need to be added.

- Hydrant Location
  Hydrant location shall be submitted to the Cunningham Fire Protection District to illustrate the existing hydrants on the road. The existing hydrant location shall meet the requirements of the *2009 International Fire Code. If hydrants are not within proper distance a hydrant may need to be added.*

- Fire Lanes – If additional access is required fire lanes shall be posted and entered into the Arapahoe County Fire Lane Program.

If you need any additional information or have any questions, please contact me at (303) 338-4204. The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,
Tyler Everitt
Deputy Fire Marshal

Arapahoe County
Colorado's First

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Sarah White	☒	Four Square Mile Area	Mark Lampert
☒	Mapping / Arapahoe County	Pat Hubert	☒	Four Square Mile Neighborhoods	Paul Hanley
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☒	Open Space / Arapahoe County	Roger Harvey	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Bill Skinner	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☐	XCEL	Donna George
☐	County		☒	IREA	Donna George
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	Cunningham Fire District	Tyler Everitt	☐	ACWWA	
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Post Office Growth Coordinator	Jaime Hernandez	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☒	Cherry Creek Valley Water & Sanitation District	John Warford
☐	Recreation District / Park District (External)		☐	SEMSWA	Paul Danley
☒	Cherry Creek School District 5	Dave Strohfus	☐	ECCVW&S	Chris Douglass
☒	Arapahoe Library District	Janell Maccarrone	☒	Urban Drainage	David Mallory
☒	Tri-County Health Dept	Sheila Lynch	☒	Division of Water Resources – State Eng	Joanna Williams
☐	HOA/Homeowners 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
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	
	Lot 2 needs Sewer and water taps.	

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

January 4, 2015

Bill Skinner
Arapahoe County Planning Division
6924 S. Lima Street
Centennial, CO 80112
Transmitted via email: WSkinner@arapahoegov.org

RE: Welch Subdivision Filing 11-Rezoning and Preliminary Development Plan
Case nos. Z14-010 and P14-023
NW1/4, Sec. 27, T4S, R67W, 6th P.M.
Water Division 1, Water District 8

Dear Mr. Skinner:

We have reviewed the information received by this office on December 22, 2015 regarding the above referenced referral. The Applicant is proposing rezone and subdivide a 0.73-acre parcel described as Lot 3, Filing 4, Welch Subdivision into two single-family residential lots.

Estimated water requirements were not provided for this subdivision. In addition, no information was provided regarding a proposed water supply, however according to our records the proposed subdivision is located within the Cherry Creek Valley Water and Sanitation District ("District") boundary. A letter of commitment for service from the District was not provided. Prior to further evaluation of the project a water supply plan must be included along with a report from the District documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx.

Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the proposed water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

If you or the applicant has any questions regarding this matter, please contact Ioana Comaniciu of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision File #23751

Paul J. Hanley, President
Huntington Estates-Welch Homeowners Association, Inc.
2083 S. Alton Way
Denver, Colorado 80231
(303) 839-3861
phanley@spencerfane.com

January 25, 2016

Via Email

Mr. Bill Skinner
Arapahoe County Planning

Re: **Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN; P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**

Dear Bill:

On behalf of Huntington Estates Homeowners Association Inc. we oppose the above-referenced PDP application on the basis that the lot width and lot size are incompatible with the surrounding neighborhood.

This proposal involves the subdivision of a .73 acre lot in the Welch Subdivision into two lots—one with an existing single family lot with .436 acres and an undeveloped lot of .296 acres. The front of this proposed irregularly shaped (trapezoidal) lot on Jewell Circle has a width of only 50 feet. The footprint for the proposed single family residence has a setback from Jewell Circle of only 25 feet. The lot width at the front building line is only approximately 61 feet.

This parcel is currently zoned R-2 Residential. Section 3-107 of the Land Development Code provides that the ***minimum*** lot width for R-2 Residential is 75 feet. Thus, the proposed subdivided lot fails to meeting existing ***minimum*** zoning standards for lot width by 14 feet.

Section 3-107 also provides for a minimum lot area of 20,000 square feet. The proposed subdivided lot would be 12,875 square feet. Accordingly, the proposed lot fails to meet existing requirements for lot width and lot size. In addition, the front setback just scrapes by with exactly the minimum 25 feet for R-2 Residential.

The Welch Subdivision was initially subdivided in the 1940s with very large lots. Most of those initial large lots have been further subdivided into somewhat smaller lots, but virtually all of these subdivided lots in the Welch Subdivision meet the 75-foot lot width requirement and many meet the 20,000 square foot lot area requirement.

Most of the homes now existing in Welch were built about the time adjacent Huntington Estates was developed in the 1960s and 1970s. The combined Huntington Estates-Welch neighborhood shares typical attributes of custom single family homes built at the time on lot sizes ranging from about .35 acres to .55 acres. As a result of the size of the single family lots, much of the lot areas of the homes in the combined neighborhood consists of lawns, mature trees, and other extensive landscaping, resulting in a very classic, suburban ambiance.

The single family homes adjacent and nearby the proposed new lot all meet the R-2 Residential lot width requirement of 75 feet. The adjacent parcels to the west have lot areas of .48 acres and .53 acres respectively. All nearly lots in the Welch Subdivision have lot areas of at least .35 acres, larger than the proposed lot.

Quite simply, by having a minimum front set back equal to the minimum 25 feet and failing to meet the minimum lot width requirement of 75 feet and the minimum lot size of 20,000 square feet, this single lot will be out of character with the nearby and adjacent houses in the Welch Subdivision. This makes it incompatible and inconsistent with the existing neighborhood. It would also create a poor precedent for potential future subdivisions of lots in the Welch neighborhood, thus adversely affecting the existing character and existing zoning upon which current residents purchased their properties.

We have conveyed these concerns to Brad Lanser. We have offered to compromise on the lot area requirements, if either (a) the minimum lot width requirement of 75 feet for R-2 zoning is met, or (b) the front setback of the lot is increased so that the front building line of the house would be located 10 feet to the south of the front building line of the existing single family home located immediately to the west, which 9420 E. Jewell Circle.

We may have additional comments as the plans become more definite.

Sincerely yours,

Huntington Estates Homeowners Association, Inc.

Paul J. Hanley

Paul J. Hanley, President

cc: Board of Directors, Huntington Estates Homeowners Association, Inc.
Four Square Mile Neighborhoods, Mark Lampert

WELCH SUBDIVISION FILING NO. 11

A Subdivision of Lot 3, WELCH SUBDIVISION FOURTH FILING
in the NW 1/4 of Section 27, T4S, R67W of the 6th P.M.,
County of Arapahoe, State of Colorado

STANDARD NOTES:

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE SUBDIVISION KNOWN AS WELCH SUBDIVISION FILING NO. 11, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE;

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS, I.E. CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY OF THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY PARAGON ENGINEERING, INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF BRAD G. LANSER AND SANDY D. LANSER OR LANSER HOMES, INC. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE BRAD G. LANSER AND SANDY D. LANSER OR LANSER HOMES, INC. AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF PARAGON ENGINEERING, INC'S DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/0R ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OENER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE:

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS. PURSUANT TO STATE STATUTE.

PLAT HISTORY:

WELCH SUBDIVISION - FOURTH FILING DATED SEPTEMBER 22, 1969
AT PLAT BOOK 20, PAGE 8

AMENDMENTS: NONE

PAGE 1 OF 2
CASE NO. **P14-023**

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOW) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORM WATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

FOUR SQUARE MILE AREA NOTE:

A) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

B) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL\ DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

C) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

PRIVATE OPEN SPACE:

A) THE PRIVATE PARK SITE, IF SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITIY OTHER THAN ARAPAHOE COUNTY.

B) BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITLIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

C) WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

STREET LIGHTING:

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997 AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT:

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDER-SIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND
RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE,

KNOW ALL MEN BY THESE PRESENTS, THAT BRAD G. LANSER AND SANDY D. LANSER BEING THE OWNER(S) , MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: LOT 3, WELCH SUBDIVISION, FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 0.732 ACRES (MORE OR LESS) HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WELCH SUBDIVISION FILING NO. 11, AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES, STATED.

EXECUTED THIS _____ DAY OF _____ A.D., 20_____.

_____
BRAD G. LANSER

_____
SANDY D. LANSER

STATE OF COLORADO)
) SS
COUNTY OF _____)
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____A.D., 20____.

BY: _____ AS _____
OF _____AN AUTHORIZED SIGNATORY.

BY: _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____
ADDRESS:
_____
CITY STATE ZIP CODE

LEGAL DESCRIPTION:

Lot 3, WELCH SUBDIVISION
FOURTH FILING,
County of Arapahoe,
State of Colorado

SURVEYOR'S CERTIFICATION:

I, LAWRENCE G. CHAMBERS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME AND UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY ON FEBRUARY 14, 2014.

I FURTHER CERTIFY THAT THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AT COMMITMENT NO. NOV-CO 359895, DATED NOVEMBER 5, 2014. THE RESEARCH IS BELIVED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

_____
LAWRENCE G. CHAMBERS, PLS
COLORADO REGISTRATION NO. 16099

STANDARD CERTIFICATES:

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF _____, A.D., 20_____.

_____
CHAIR

_____
ATTEST:

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ A.M.(P.M.) ON THE _____ DAY OF _____ A.D., 20_____ IN

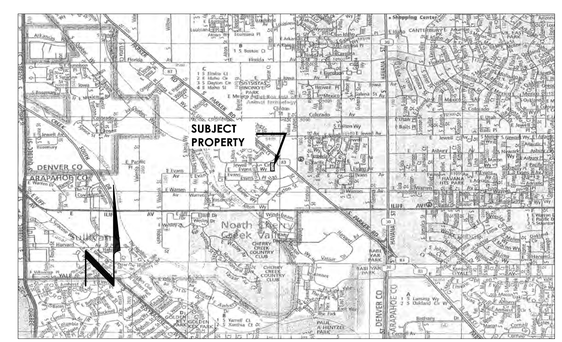
BOOK _____, PAGE _____, MAP _____, RECEPTION NO._____

COUNTY CLERK AND RECORDER

_____

BY: _____
DEPUTY

VICINITY MAP



SCALE: 1 INCH = 2000 FEET

WELCH SUBDIVISION FILING NO. 11

CHAMBERS CONSULTING INC.

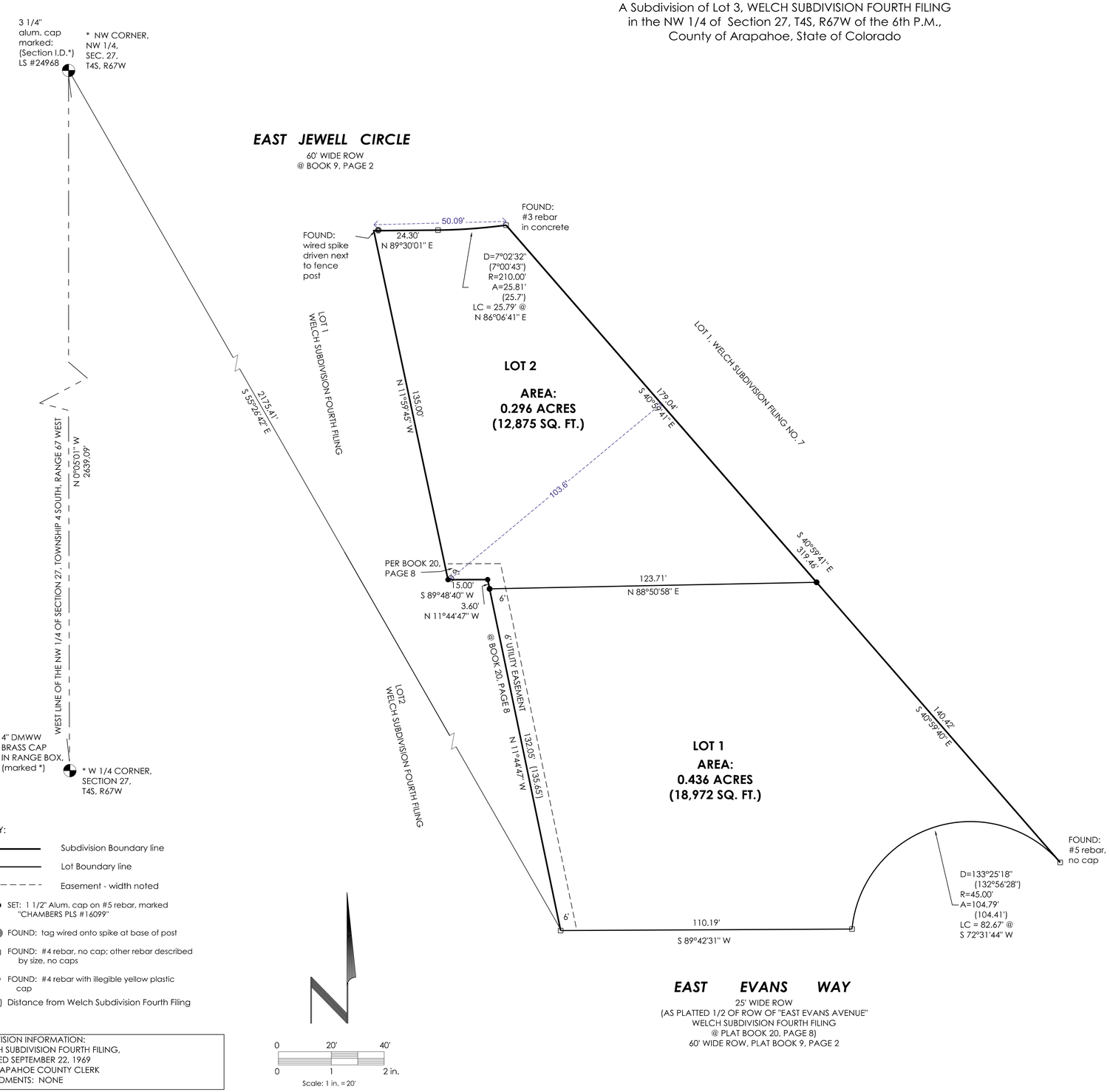
STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

SCALE: 1 INCH = 15 FEET	DATE: 3-24-2014 REVISION: 11-30-2015	DRAWN BY: LGC & JARC
COUNTY: ARAPAHOE file name: LANSER	REVISION: 02-11-2016	DRAWING NO.: *1118*

Traverse PC

WELCH SUBDIVISION FILING NO. 11

A Subdivision of Lot 3, WELCH SUBDIVISION FOURTH FILING
in the NW 1/4 of Section 27, T4S, R67W of the 6th P.M.,
County of Arapahoe, State of Colorado



KEY:

- Subdivision Boundary line
- Lot Boundary line
- Easement - width noted
- ● SET: 1 1/2" Alum. cap on #5 rebar, marked "CHAMBERS PLS #16099"
- ◎ FOUND: tag wired onto spike at base of post
- □ FOUND: #4 rebar, no cap; other rebar described by size, no caps
- ○ FOUND: #4 rebar with illegible yellow plastic cap

(00.00') Distance from Welch Subdivision Fourth Filing

SUBDIVISION INFORMATION:
WELCH SUBDIVISION FOURTH FILING,
FILED SEPTEMBER 22, 1969
ARAPAHOE COUNTY CLERK
AMENDMENTS: NONE

LEGAL DESCRIPTION:

Lot 3, WELCH SUBDIVISION
FOURTH FILING,
County of Arapahoe,
State of Colorado

SURVEYOR'S CERTIFICATION:

I, Lawrence G. Chambers, a licensed Professional Land Surveyor in the State of Colorado hereby certify that the survey represented by this plat was made by me and under my direct supervision and the monuments shown hereon actually exist and this plat accurately represents said survey on February 14, 2014.

_____
Lawrence G. Chambers, PLS
Colorado Registration No. 16099

GENERAL NOTES:

1) EACH LOT WILL BE REQUIRED TO OBTAIN APPROVAL OF A FINAL DEVELOPMENT PLAN (FDP) PER THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS PRIOR TO THE ADDITIONAL DEVELOPMENT OR ISSUING OF BUILDING PERMITS.

2) All easements shown hereon are from the plat of Welch Subdivision Fourth Filing and are to remain as dedicated by that instrument filed September 22, 1969 in Plat Book 20, Page 8.

3) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification above.

4) FLOOD INFORMATION: This site is not within a designated FEMA floodplain as determined by the Flood Insurance Rate Map (FIRM) #08005CO167K dated Dec. 17, 2010. The property is within Zone X = area determined to be outside the 2% annual chance floodplain.

5) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a Class Two (2) Misdemeanor pursuant to Colorado State Statute CRS 18-4-508.TEXT

AREA AND DEVELOPMENT CHART:

GROSS LAND AREA: 0.73 ACRES (31,847 SQ.FT.)
NET LAND AREA: 0.73 ACRES (31,847 SQ.FT.)
CURRENT ZONE DISTRICT: R-2
PROPOSED ZONE DISTRICT: R-PSF

	LOT 1	LOT 2
MINIMUM LOT SIZE:	0.436 ACRES (18,972 SQ. FT.)	0.296 ACRES (12,875 SQ. FT.)
LOT FRONTAGE WIDTH:	110.19'	50.09'
MAXIMUM LOT COVERAGE:	45%	31%
FRONT/REAR SETBACKS:	25'	25'
SIDE SETBACKS:	18'	18'
DWELLING UNITS	1 EXISTING	1 PROPOSED
	DETACHED SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL DETACHED
HEIGHT:	35'	35'

BLDG. SEPARATION: 50' BETWEEN EXISTING AND PROPOSED BUILDINGS

DEDICATED PUBLIC RIGHT OF WAY: NONE
DEDICATED OPEN SPACE: NONE

WELCH SUBDIVISION FILING NO. 11

CHAMBERS CONSULTING INC.
STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

SCALE: 1 INCH = 20 FEET	DATE: 3-24-2014 REVISION: 12-15-2015	DRAWN BY: LGC & JARC
COUNTY: ARAPAHOE file name: LANSER	REV: 01-08-2016 Sec. Line REVISION: 2-11-2016	DRAWING NO.: 1118

CASE NO. P14-023

Traverse PC

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
April 19, 2016
6:30 P.M.

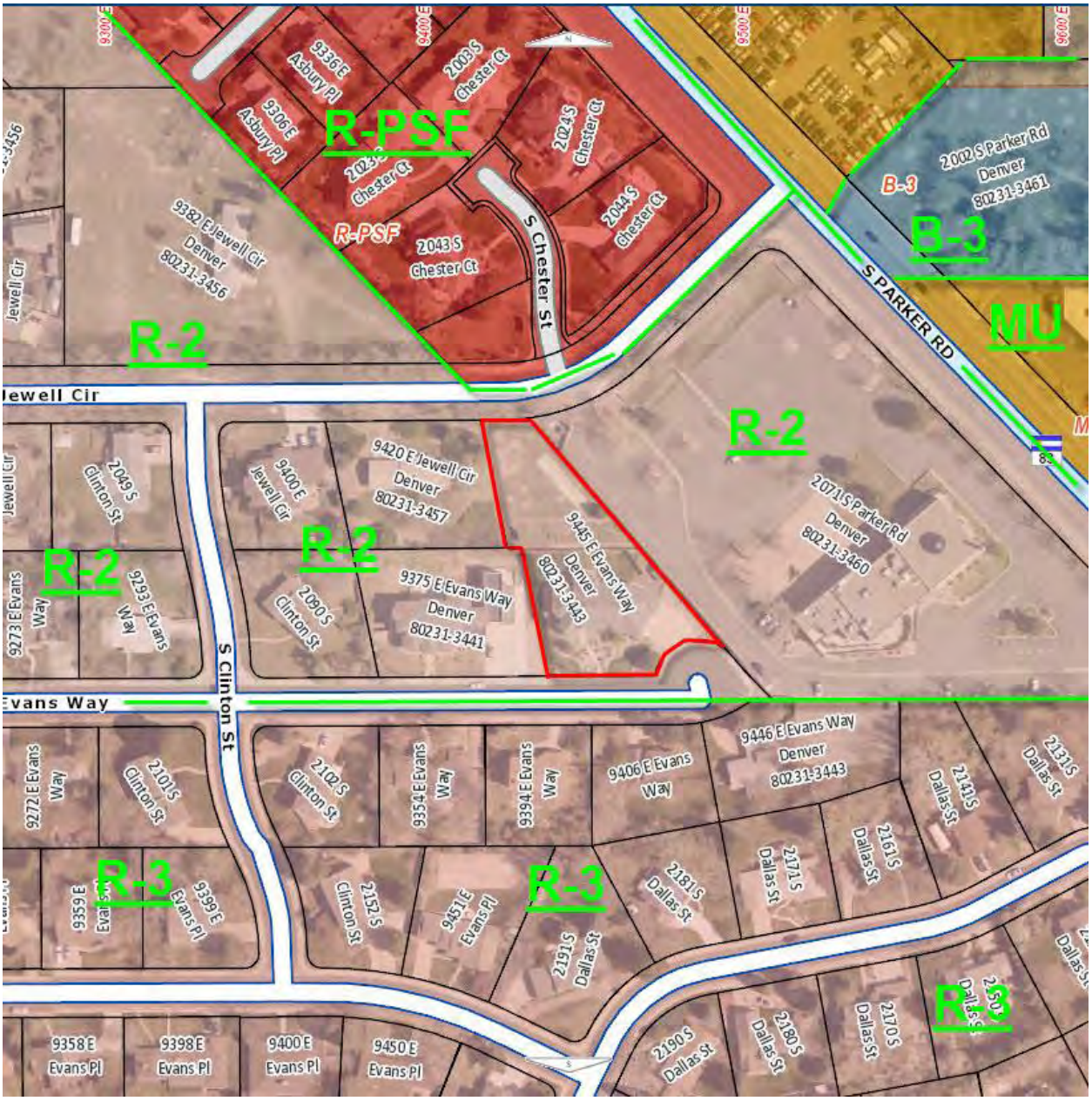
SUBJECT: Welch Subdivision Preliminary Development Plan

Bill Skinner, Senior Planner **April 8, 2016**

LOCATION

The subject property is located at 9445 E Evans Way, approximately 400' southwest of the intersection of Parker Road and East Jewel Circle This location is in in Commissioner District No. 4.

Vicinity and Surrounding Properties



Surrounding Zoning

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North of the subject property, across E Jewell Circle, is a development zoned R-PSF PUD (Residential Planned Unit Development – Single Family) consisting of four 0.39-acre single-family detached lots. Also across the street north of the site is a 1.7-acre R-2 lot (single-family residential, minimum lot size 20,000 square feet/0.459 acre, obsolete zone district) that contains a single-family detached house.

South of the subject property, across E. Evans Place is a neighborhood of R-3 zoned (single-family, minimum lot size 12,500 square feet/0.287 acre, obsolete zone district) single-family detached residential homes on lots that range from 0.32 acres to 4.8 acres with the majority of lots being on the low end of the range.

East and abutting the subject property is a place of worship existing on a 3.77-acre lot zoned R-2 Residential and approved for religious use through a Use by Special Review.

West and abutting the subject property are R-2 zoned single-family detached residential homes on lots that range from 0.37 acres to 0.53 acres.

PROPOSAL

The applicant, Chamber Consulting, on behalf of the owner, Brad Lanser, has filed an application for a Preliminary Development Plan (PDP) known as Case # P14-010 which proposes rezoning an existing 0.73-acre lot known as Welch Subdivision, Filing 4, Lot 3, PIN #1973-27-2-05-029, located at 9445 E. Evans Way, Denver CO 80231. This rezoning is part a larger plan to rezone those lots from R-2 to R-PSF in order to split the property into two lots. Details on the plat process are available in the staff report for the concurrent case P14-023 Minor Subdivision (MS) application, also being heard on this date.

BACKGROUND

The residential lots in this area, including the subject lots, were zoned R-2 (minimum lot size 0.459 acres) and R-3 (minimum lot size 0.287 acres) when the existing zoning was changed from A-1 Agricultural to R-2 and R-3 in 1961. Staff has no explanation for the fact that many lots in the surrounding R-2 zoned area west and north of this site do not meet the minimum lot size requirement, but it remains a fact that many of them do not.

This information is relevant in the context of this subdivision and PDP rezoning when considering the size of the proposed lots against the surrounding zoning. Despite the fact that much of the surrounding zoning is R-2, with a stated 0.459 minimum lot size, many of those R-2 zoned lots do not meet that requirement, and the stated R-2 minimum lot size loses validity when applied to an examination of lot size compatibility. The lots south and west of the site that are zoned R-3 do appear to meet the 0.287 acre minimum lot size specified for the R-3 zone district.

The applicant has proposed a Planned Unit Development (PUD) rezoning to Residential PUD – Single Family. This option was suggested by staff, as the R-2 and R-3 conventional zoning districts surrounding the subject property were declared “obsolete” by the County and are longer an option when rezoning property. The only option available to the applicant is a PUD process. The maximum allowable density of four dwelling units per acre for the R-PSF zone district results in an approximate minimum lot size of 0.25 acre. This is very close to the minimum lot size of the surrounding R-3 zoning, and not much smaller than many of the undersized lots in the surrounding R-2 zoning. The actual lot sizes proposed for Z14-010 will result in an overall average lot size of 0.365 acre, with the actual lots being 0.436 and 0.296 acre in size.

EXISTING CONDITIONS

The site currently consists of one 0.73-acre R-2 residential lot with one single-family detached home on the property.

DISCUSSION

Type of Housing Allowed In the R-PSF Zone District

If approved, the proposed R-PSF zoning, as defined in Section 6-200 of the Land Development Code, would allow up to eight single-family dwelling units per acre, with principal permitted uses listed as single-family detached, single-family attached (townhome, cluster development, patio home) or a combination of the two. This PDP request specifically commits the proposal to two residential lots. There is no provision for more than the two lots indicated.

Parking

The PDP proposal pertains to two single-family residential lots. It is assumed that parking will be typical of this type of development and will occur in the garages, on the private driveways, and in the adjacent roadways as allowed on County roads that include provisions for parking in the public right of way in a manner that is similar to the surrounding neighborhood.

Density

The Arapahoe County Four Square Mile SubArea Plan (an element of the Comprehensive Plan) recommends single-family homes at densities ranging from 1 to 6 units per acre. If we assume that each lot will contain a single dwelling unit as allowed for by County zoning regulations and the proposed PDP, the *existing density* can be calculated by dividing the existing single lot by the 0.73 acre overall property size, resulting in a density of 1.36 units per acre. The proposed density can be calculated by dividing the proposed count of two lots by the overall property size of 0.73 acres, which results in a density of 2.73 units per acre. The proposed density complies with direction provided by the Four Square Mile SubArea Plan and is similar to the density of the surrounding neighborhoods.

Maximum Height

The applicant has proposed a maximum building height of 35 feet. Homes in the surrounding R-2 and R-3 zoning are limited to 25 feet, but the R-PSF PUD zoned property across the street north of the site has a 35-foot maximum building height that was approved with the Park at East Jewell Circle Final Development Plan (FDP) in 2005. Staff is recommending a compromise be made between the 25-foot and 35-foot heights on surrounding properties and is recommending a condition of approval that stipulates a 30-foot maximum building height to be specified on the approved PDP (to be amended prior to Mylar).

Compatibility with the Surrounding Area

The main focus of the staff review of this proposal was the compatibility of this proposal with the surrounding residential neighborhood. Please see other sections of this report for detailed analysis of specific compatibility issues.

ANALYSIS OF Z15-010 PDP APPLICATION

Staff review of this application included a comparison of the proposal to applicable policies and goals outlined in the Comprehensive Plan, a review of pertinent zoning regulations and local background activity, and an analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan designates this site as “Urban Residential.” Urban Residential areas are anticipated to have “*residential development that is supported by*

neighborhood commercial centers with locally oriented shops and services typically including grocery stores, retail shops, convenience stores, personal and business services, offices, community facilities, and other uses designated to serve the local area." This plan proposes an increase from one to two homes within 1/2-mile of commercial uses such as the grocery store and other neighborhood commercial/retail services located along Parker Road. The applicant's proposal for a small increase in overall local density meets this direction provided by the Comprehensive Plan. As previously addressed, the proposal is also consistent with the uses and density range recommended by the Four Square Mile SubArea Plan, which is an element of the Comprehensive Plan.

2. Land Development Code Review – PDP Z14-010

Section 13-100, Planned Unit Development (P.U.D.) of the Land Development Code, states that, "The P.U.D. process is intended to prevent the creation of a monotonous urban landscape by allowing for the mixture of uses which might otherwise be considered non-compatible, through the establishment of flexible development standards," provided said standards:

a. *Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.*

   The site is located 400 feet west of Parker Road which provides automobile access to the Greater Denver road network and which hosts RTD mass transit bus service.

   Water, sewer, and storm drainage utilities are present in the adjacent rights of way (ROW).

   No right-of-way dedication is necessary for this proposal.

   A "will serve" letter has been provided by the Cherry Creek Valley Water and Sanitation District and is included in this report.

b. *Assure compatibility between the proposed development, surrounding land uses and the natural environment.*

   This site exists in a neighborhood that is primarily residential, and this specific property also abuts the parking area for a place of worship existing on a 3.77-acre lot adjacent to Parker Road. Developing in a manner incompatible with nearby homes would have the greatest impact on the surrounding residential neighborhood, so staff focus is on compatibility with the surrounding residential uses.

   The applicant has proposed single-family detached homes, which is the same use as that in place on the existing single-family residential lots north, south and west of the site.

   The applicant has proposed front, side and rear setbacks that equal or exceed the setback requirements for the surrounding R-2 and R-3 zoning.

   The applicant has proposed a maximum building height of 35 feet. Homes in the surrounding R-2 and R-3 zoning are limited to 25 feet, while the R-PSF PUD zoned property

across the street north of the site has a 35-foot maximum building height that was approved with the Park at East Jewell Circle FDP in 2005. Staff is recommending a compromise be made and is including a condition of approval that stipulates a 30-foot maximum building height for PDP Z14-010.

The natural environment was replaced many years ago by a man-made environment that was created by a variety of land altering uses. Examples of these uses would be keeping horses, goats, and other livestock or the cultivation of non-native plants either for agricultural production or the establishment of lawns. There are no remaining vestiges of the short grass and bunch grass prairie vegetation that would have occupied this area before permanent human settlement and occupation.

c. *Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.*

   The proposal can be served by existing public services as evidenced by referral agency responses.

d. *Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.*

   The proposal is located within acceptable proximity to employment and retail centers. Numerous business including employment opportunities, and retail stores and services exist along Parker Road within one mile of this site.

e. *Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

   The County Engineering Services Division review and referral agency responses do not indicate that the proposal has an atypical risk from natural and man-made hazards.

f. *Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.*

   This two-lot single family home proposal does not require internal circulation infrastructure.

   The proposal is close to RTD public transportation bus routes on Parker Road.

g. *Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

   No significant physiographic features exist on or adjacent to this site.

h. *Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such*

as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

Cash in lieu of schools and parks land dedication and other public purposes will be required to meet the demand created by the additional household, per section 14-111 Dedication Standards of the adopted Land Development Code. Cash-in-lieu fees must be paid prior to recording the plat for the subdivision of the property. Staff can assist the applicant with fee calculations based on the Land Development Code requirements.

The proposed PDP pertains to two (2) private single-family home lots and will not be providing any form of public or shared open space. The PDP does limit Lot 1 to a maximum lot coverage of 38% and Lot 2 to a maximum lot coverage of 31%.

The development site is located approximately 1/3 mile east of the Highline Canal Recreational Trail. The Highline Canal Trail is part of the Denver Urban Area network of trails and connects directly to many of the area's significant bike/pedestrian trail corridors as well as regional park facilities.

Impacts to mountain views will be similar to impacts created by any of the wide variety of structures existing in the area, but the proposed 35-foot maximum building height will be taller than structures existing on adjacent properties. Staff is recommending a maximum building height of 30 feet, and will include a condition to this effect in this staff report. The 30-foot height was chosen because it transitions from the 35-foot maximum height approved in the Park at East Jewell Circle FDP (P03-007) north of the subject property and the 25-foot maximum height allowed in the existing R-2 and R-3 zoning south and west of the subject property.

i. Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open spaces and recreational areas to accommodate a project's residents and employees.

Cash in lieu of schools and parks land dedication and other public purposes will be required to meet the demand created by the additional household, per section 14-111 Dedication Standards of the adopted Land Development Code.

The PDP criteria, just stated, must be addressed prior to approval of a PDP request and are intended to provide clarity of purpose and direction for applicants, neighbors, concerned citizens, and Arapahoe County decision-makers.

3. Referral Comments

Comments received during the referral process are as follows: *All applicant or staff responses are in Italics.*

ArapCo Assessor	No response
ArapCo Engineering	Comments have been addressed
ArapCo Mapping	Comments have been addressed
ArapCo Open Spaces	No response
ArapCo Sheriff	No concerns

ArapCo Zoning	Comments have been addressed
Cunningham Fire Protection District	Technical direction provided
US Post Office	No response
Cherry Creek School District no. 5	No response
Arapahoe Library District	Requests a share of the CIL fees collected
Tri-County Health Dept.	No comment
Four Square Mile Area Neighbors	No response
Huntington Estates/Welch HOA	Opposed
West Arapahoe Conservation District	No response
Century Link	No response
Xcel Energy	No response
Cherry Creek Water & San District	Two lots require two water and sewer taps
Urban Drainage	No response
Division of Water Resources	A "will serve" letter will be required – *A "will serve" letter has been obtained*

STAFF FINDINGS

Staff has visited the site and has reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed Preliminary Development Plan (PDP) conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan (adopted 2001 and more recently amended) and the Four Square Mile SubArea Plan, as adopted February 15, 2005, in regard to the policies set forth in those plans.

2. The Z14-010 PDP is generally consistent with development standards enumerated in the Arapahoe County Land Development Code.

3. The proposed Z14-010 PDP complies with the process outlined in Chapter 13-100, Planned Unit Development of the Land Development Code.

RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of case number Z14-010 Welch Subdivision Preliminary Development Plan, subject to the following conditions of approval:

1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address Public Works Staff comments including concerns identified in the most recent Engineering Staff Report.

2. The PDP will be amended to reflect a maximum building height of 30 feet.

DRAFT MOTIONS

Recommend Conditional Approval *(This motion is consistent with the staff recommendation*):
In the case of Z14-010 Welch Subdivision Preliminary Development Plan, the Commissioners have read the staff report. We find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated April 8, 2016, and recommend approval of these applications subject to the following conditions:

1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address Public Works Staff comments including concerns identified in the most recent Engineering Staff Report.

2. The PDP will be amended to reflect a maximum building height of 30 feet.

Staff provides the following Draft Motions as guidance in preparing an alternative motion if the Board of County Commissioners reaches a different determination:

Recommend Denial *(This motion is not consistent with the staff recommendation):* In the case of Z14-010 Welch Subdivision Preliminary Development Plan, the Commissioners have read the staff report dated April 8, 2016, and received testimony at the public hearing. Based on the information presented and considered during a public hearing, we recommend denial of the applications, based on the following findings:

1. *State new findings as part of the motion.*
2. *…*

Continue to Date Certain: In the case of Z14-010 Welch Subdivision Preliminary Development Plan, I move to continue the hearing to [*date*], 6:30 p.m., at this same location, to obtain additional information and to further consider the information presented.

Attachments:
Engineering Staff Report
Application & Exhibits
Referral Comments

Arapahoe County Public Works & Development
6924 South Lima St.
Centennial, Colorado 80112
Phone: 720-874-6500

Planning Commission Update

Date: March 21, 2016

To: Arapahoe County Planning Commission

Via: Bill Skinner
Planning Division

Cc: Chuck Haskins, Division Manager, Engineering Services Division
Case File: Z14-001 & P14-023

From: Sarah White
Engineering Services Division

Re: Welch Subdivision 4th Filing, Lot 3 – Lanser Minor Subdivision
Z14-010 Preliminary Development Plan
P14-023 Minor Subdivision

Enclosures:
Minor Subdivision
Preliminary Development Plan
Phase I Drainage Study

Scope/Location:

Property owner, Brad Lanser, is requesting approval of the Minor Subdivision and Preliminary Development Plan of Welch Subdivision 4th Filing, Lot 3 – Lanser Minor Subdivision Project. The project proposes splitting existing lot 3 into 2 new lots. The southern lot will remain as is with no new improvements. The northern lot will be platted and zoned only.

The site is located within Welch Subdivision at the intersection of E Jewell Cir and S Parker Rd. The site lies within the Cherry Creek drainage basin.

Purpose and Recommendation

The purpose of this report is to provide the Engineering Services Division Staff findings, comments, and recommendations regarding the above-referenced land use application(s).

Engineering Services Division Staff (Staff) has reviewed the above-referenced land use application(s) and has the following findings and comments:

1. Both existing and proposed lots will outfall to existing storm sewers connections within the area known as the Four Square Mile Area / Cherry Creek Drainage Basin.
2. This parcel lies within the Cherry Creek Drainage Basin, Basin 6. A fee of $8,313/impervious acre has been established for the development in this watershed. Arapahoe County collects these fees at time of Final Development Plan.
3. This development lies within the boundaries of Southeast Metro Stormwater Authority (SEMSWA).
4. SEMSWA has issued a Memorandum of Design approval for Stormwater Facilities and has no further comments at this time.
5. Site accesses for both lots exist and no access changes are proposed or required.
6. All applicable Engineering fees have been paid.
7. No Engineering waivers or variances were requested or required at this time.
8. Please note that a Final Development Plan will be necessary, which will include all applicable technical reports and/or supporting documents.

Engineering Services Division (ESD) Staff is recommending this land use application favorably subject to the following conditions:

1. The applicant agrees to address any outstanding minor comments per ESD Staff Report and redlines most recently dated March 4th, 2016.

LETTER OF INTENT – PRELIMINARY DEVELOPMENT PLAN
and Rezoning of Lot 3, WELCH SUBDIVISION FOURTH FILING
Date: November 17, 2014 Case No. Q14-027

Property Owners: Brad and Sandy Lanser, 9445 East Evans Way, Denver, CO 80231 Phone: 303-525-2282
Builder: Lanser Homes, Inc., same address and phone

Company Information:

1) Planning and Surveying representatives:
   Chambers Consulting Inc., P.O. Box 339, Morrison, CO 80465 Phone: 303-697-0650
2) Engineering representatives:
   Paragon Engineering Consultants, Inc.
   7852 South Elati Street, Suite 106
   Littleton, CO 80120 Phone: 303-794-8604

The project is located at 9445 E. Evans Way, Denver, CO 80231. The legal description is Lot 3, Welch Subdivision, 4th Filing, PIN #031267668; AIN No. 1973-27-2-05-029. The project area is 0.73 acres (31,847 square feet) and is currently zoned R-2. The intent is to create a building site utilizing the northern part of Lot 3.

The lot has access to two platted streets within the above named subdivision: East Evans Way, existing house faces that street; and East Jewell Circle, which would be a vacant parcel created upon approval of the subdivision and rezoning application. The lot facing East Jewell Circle would be a Single Family Residential use, as is the adjoining property to the north, south and west. The adjoining property to the east is the Muslim Center, addressed as 2071 South Parker Road.

Number of Dwelling Units: 2 total (1 existing, 1 proposed)
Type of Construction: wood frame, 2 story
Existing Zoning: R-2
Proposed Zoning: R-PSF
Minimum Lot Size: 0.296 Acres (12,875 SQ. FT.)
Dedicated Public ROW: None
Dedicated Open Space: None

Please contact Jamee Chambers, AICP as our representative for processing this case:

Chambers Consulting Inc.
805 Bear Creek Avenue, P.O. Box 339
Morrison, CO 80465-0339
Phone: 303-697-0650 E.mail: chaconinc@chamberscon.com

RECEIVED
NOV 20 2014
ARAPAHOE COUNTY
PLANNING DIVISION

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT
2325 SOUTH WABASH STREET
DENVER, COLORADO 80231
(303) 755-4474

PAUL J. HANLEY, Chairman
MARK L. LAMPERT, Vice Chairman
WILLIAM M. MACPHEE, Secretary/Treasurer
FREDERICK L. NORMAN, Director
BRADLEY W. RASTALL, Director

AVAILABILITY OF SERVICE LETTER

April 4, 2016

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

Re: Preliminary Development Plan P14-023, Subdivision Z14-010 for 9445 E Evans Way
Denver, CO 80231

The above referenced property is within the service area of the District. The District is a Master Meter Distributor for Denver Water. Water and sewer service is available subject to payment of all fees and the District's Rules and Regulations.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

CHERRY CREEK VALLEY WATER
AND SANITATION DISTRICT

John R. Warford
Manager

Arapahoe County
Colorado's First

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies	
☒	Assessor / Arapahoe County	Karen Hart
☐	Attorney / Arapahoe County	Robert Hill
☐	Building / Arapahoe County	Steve Byer
☒	Engineering / Arapahoe County	Sarah White
☒	Mapping / Arapahoe County	Pat Hubert
☐	Oil & Gas / Arapahoe County	Diane Kocis
☒	Open Space / Arapahoe County	Roger Harvey
☒	Planning / Arapahoe County	Bill Skinner
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson
☐	Weed Control / Arapahoe County	Russell Johnson
☒	Zoning / Arapahoe County	Tammy King
	Referral Agencies	
☐	Architectural Review Committee	
☐	Airport or Military Base	
☐	CGS Colorado Geological Survey-Soils	
☐	City / Town	
☐	Colorado Parks and Wildlife	
☐	County	
☐	DRCOG	
☒	Cunningham Fire District	Tyler Everitt
☐	Metro District	
☒	Post Office Growth Coordinator	Jaime Hernandez
☐	Reap I-70 Regional Economic Advancement Partnership	
☐	Recreation District / Park District (External)	
☒	Cherry Creek School District 5	Dave Strohfus
☒	Arapahoe Library District	Janell Maccarrone
☒	Tri-County Health Dept	Sheila Lynch
☐	HOA/Homeowners Associations	

	Citizen's Organizations	
☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	CECON-(Within Centennial)	
☒	Four Square Mile Area	Mark Lampert
☒	Four Square Mile Neighborhoods	Paul Hanley
	Conservation District	
☐	Deer Trail Conservation District	
☒	West Arapahoe Conservation District	Tasha Chevarria
	Transportation	
☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☐	E-470 Authority	Peggy Davenport
☐	RTD	Chris Quinn
☐		
	Utilities: Gas, Electric & Phone	
☒	Centurylink/Phone	Charles Place
☐	Conoco Phillips / Gas Pipeline	
☐	XCEL	Donna George
☒	IREA	Donna George
	Water / Sanitation / Stormwater / Wetlands	
☐	ACWWA	
☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	CCBWQA	
☒	Cherry Creek Valley Water & Sanitation District	John Warford
☐	SEMSWA	Paul Danley
☐	ECCVW&S	Chris Douglass
☒	Urban Drainage	David Mallory
☒	Division of Water Resources – State Eng	Joanna Williams

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
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Janel Maccarrone

The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
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☒	Engineering / Arapahoe County	Sarah White	☒	Four Square Mile Area	Mark Lampert
☒	Mapping / Arapahoe County	Pat Hubert	☒	Four Square Mile Neighborhoods	Paul Hanley
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☒	Open Space / Arapahoe County	Roger Harvey	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Bill Skinner	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☐	XCEL	Donna George
☐	County		☒	IREA	Donna George
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	Cunningham Fire District	Tyler Everitt	☐	ACWWA	
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Post Office Growth Coordinator	Jaime Hernandez	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☒	Cherry Creek Valley Water & Sanitation District	John Warford
☐	Recreation District / Park District (External)		☐	SEMSWA	Paul Danley
☒	Cherry Creek School District 5	Dave Strohfus	☐	ECCVW&S	Chris Douglass
☒	Arapahoe Library District	Janell Maccarrone	☒	Urban Drainage	David Mallory
☒	Tri-County Health Dept	Sheila Lynch	☒	Division of Water Resources – State Eng	Joanna Williams
☐	HOA/Homeowners 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
X	Have NO Comments to make on the case as submitted	Glenn Thompson – 12/22/15
☐	Have the following comments to make related to the case:	

January 25, 2016

Bill Skinner
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Welch Subdivision #4
Case No. Z14-010 & P14-023
TCHD Case No. 3758

Dear Mr. Skinner:

Thank you for the opportunity to review and comment on the Lanser Minor Subdivision and Preliminary Development Plan for Welch Subdivision #4 located at 9445 E. Evans Way. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions.

Sincerely,

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Laura DeGolier, TCHD

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Sarah White	☒	Four Square Mile Area	Mark Lampert
☒	Mapping / Arapahoe County	Pat Hubert	☒	Four Square Mile Neighborhoods	Paul Hanley
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☒	Open Space / Arapahoe County	Roger Harvey	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Bill Skinner	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☐	XCEL	Donna George
☐	County		☒	IREA	Donna George
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	Cunningham Fire District	Tyler Everitt	☐	ACWWA	
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☒	Post Office Growth Coordinator	Jaime Hernandez	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☒	Cherry Creek Valley Water & Sanitation District	John Warford
☐	Recreation District / Park District (External)		☐	SEMSWA	Paul Danley
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☒	Tri-County Health Dept	Sheila Lynch	☒	Division of Water Resources – State Eng	Joanna Williams
☐	HOA/Homeowners 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
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Tyler Everitt
SEE ATTACHED******		

CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 752-1857

Referral Comments

January 26, 2016

Bill Skinner
Arapahoe County Planning & Development
6924 S. Lima Street
Centennial, CO 80112

Re: P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION, CFPD Project 15-705-1009

Mr. Skinner:

The Fire District has reviewed the preliminary development plan for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by the Cunningham Fire Protection District. The Fire District supports this case for approval with the following conditions:

- Buildings and facilities
  Approved fire apparatus access roads shall be provided for every building. The fire apparatus access road shall comply with the requirements of the IFC and shall extend to within 150 feet (45 720 mm) of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building. When the new building is built on the lot 2 off E Jewell it has to be within 150ft to all sides or additional access may need to be added.

- Hydrant Location
  Hydrant location shall be submitted to the Cunningham Fire Protection District to illustrate the existing hydrants on the road. The existing hydrant location shall meet the requirements of the *2009 International Fire Code. If hydrants are not within proper distance a hydrant may need to be added.*

- Fire Lanes – If additional access is required fire lanes shall be posted and entered into the Arapahoe County Fire Lane Program.

If you need any additional information or have any questions, please contact me at (303) 338-4204. The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,
Tyler Everitt
Deputy Fire Marshal

Arapahoe County
Colorado's First

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

Phase II Referral Routing

Case Number / Case Name:	**Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN** **P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**
Planner:	**BILL SKINNER**
Engineer:	**SARAH L WHITE**
Date:	**12/22/2015**
Date to be returned:	**01/25/2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Karen Hart		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Sarah White	☒	Four Square Mile Area	Mark Lampert
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☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
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☒	Planning / Arapahoe County	Bill Skinner	☒	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☐	XCEL	Donna George
☐	County		☒	IREA	Donna George
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	Cunningham Fire District	Tyler Everitt	☐	ACWWA	
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
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☒	Tri-County Health Dept	Sheila Lynch	☒	Division of Water Resources – State Eng	Joanna Williams
☐	HOA/Homeowners Associations				

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	
	Lot 2 needs Sewer and water taps.	

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

January 4, 2015

Bill Skinner
Arapahoe County Planning Division
6924 S. Lima Street
Centennial, CO 80112
Transmitted via email: WSkinner@arapahoegov.org

RE: Welch Subdivision Filing 11-Rezoning and Preliminary Development Plan
Case nos. Z14-010 and P14-023
NW1/4, Sec. 27, T4S, R67W, 6th P.M.
Water Division 1, Water District 8

Dear Mr. Skinner:

We have reviewed the information received by this office on December 22, 2015 regarding the above referenced referral. The Applicant is proposing rezone and subdivide a 0.73-acre parcel described as Lot 3, Filing 4, Welch Subdivision into two single-family residential lots.

Estimated water requirements were not provided for this subdivision. In addition, no information was provided regarding a proposed water supply, however according to our records the proposed subdivision is located within the Cherry Creek Valley Water and Sanitation District ("District") boundary. A letter of commitment for service from the District was not provided. Prior to further evaluation of the project a water supply plan must be included along with a report from the District documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx.

Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the proposed water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

If you or the applicant has any questions regarding this matter, please contact Ioana Comaniciu of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision File #23751

Paul J. Hanley, President
Huntington Estates-Welch Homeowners Association, Inc.
2083 S. Alton Way
Denver, Colorado 80231
(303) 839-3861
phanley@spencerfane.com

January 25, 2016

Via Email

Mr. Bill Skinner
Arapahoe County Planning

Re: **Z14-010, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / PRELIMINARY DEVELOPMENT PLAN; P14-023, WELCH SUBDIVISION #04 / LANSER MINOR SUBDIVISION / MINOR SUBDIVISION**

Dear Bill:

On behalf of Huntington Estates Homeowners Association Inc. we oppose the above-referenced PDP application on the basis that the lot width and lot size are incompatible with the surrounding neighborhood.

This proposal involves the subdivision of a .73 acre lot in the Welch Subdivision into two lots—one with an existing single family lot with .436 acres and an undeveloped lot of .296 acres. The front of this proposed irregularly shaped (trapezoidal) lot on Jewell Circle has a width of only 50 feet. The footprint for the proposed single family residence has a setback from Jewell Circle of only 25 feet. The lot width at the front building line is only approximately 61 feet.

This parcel is currently zoned R-2 Residential. Section 3-107 of the Land Development Code provides that the ***minimum*** lot width for R-2 Residential is 75 feet. Thus, the proposed subdivided lot fails to meeting existing ***minimum*** zoning standards for lot width by 14 feet.

Section 3-107 also provides for a minimum lot area of 20,000 square feet. The proposed subdivided lot would be 12,875 square feet. Accordingly, the proposed lot fails to meet existing requirements for lot width and lot size. In addition, the front setback just scrapes by with exactly the minimum 25 feet for R-2 Residential.

The Welch Subdivision was initially subdivided in the 1940s with very large lots. Most of those initial large lots have been further subdivided into somewhat smaller lots, but virtually all of these subdivided lots in the Welch Subdivision meet the 75-foot lot width requirement and many meet the 20,000 square foot lot area requirement.

Most of the homes now existing in Welch were built about the time adjacent Huntington Estates was developed in the 1960s and 1970s. The combined Huntington Estates-Welch neighborhood shares typical attributes of custom single family homes built at the time on lot sizes ranging from about .35 acres to .55 acres. As a result of the size of the single family lots, much of the lot areas of the homes in the combined neighborhood consists of lawns, mature trees, and other extensive landscaping, resulting in a very classic, suburban ambiance.

The single family homes adjacent and nearby the proposed new lot all meet the R-2 Residential lot width requirement of 75 feet. The adjacent parcels to the west have lot areas of .48 acres and .53 acres respectively. All nearly lots in the Welch Subdivision have lot areas of at least .35 acres, larger than the proposed lot.

Quite simply, by having a minimum front set back equal to the minimum 25 feet and failing to meet the minimum lot width requirement of 75 feet and the minimum lot size of 20,000 square feet, this single lot will be out of character with the nearby and adjacent houses in the Welch Subdivision. This makes it incompatible and inconsistent with the existing neighborhood. It would also create a poor precedent for potential future subdivisions of lots in the Welch neighborhood, thus adversely affecting the existing character and existing zoning upon which current residents purchased their properties.

We have conveyed these concerns to Brad Lanser. We have offered to compromise on the lot area requirements, if either (a) the minimum lot width requirement of 75 feet for R-2 zoning is met, or (b) the front setback of the lot is increased so that the front building line of the house would be located 10 feet to the south of the front building line of the existing single family home located immediately to the west, which 9420 E. Jewell Circle.

We may have additional comments as the plans become more definite.

Sincerely yours,

Huntington Estates Homeowners Association, Inc.

Paul J. Hanley

Paul J. Hanley, President

cc: Board of Directors, Huntington Estates Homeowners Association, Inc.
Four Square Mile Neighborhoods, Mark Lampert

PRELIMINARY DEVELOPMENT PLAN
WELCH SUBDIVISION FILING NO. 11

A Minor Subdivision of Lot 3, WELCH SUBDIVISION FOURTH FILING
in the NW 1/4 of Section 27, T4S, R67W of the 6th P.M.,
County of Arapahoe, State of Colorado

STANDARD NOTES:

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE MINOR SUBDIVISION KNOWN AS WELCH SUBDIVISION FILING NO. 11, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE;

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS, I.E. CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY OF THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY PARAGON ENGINEERING, INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF BRAD G. LANSER AND SANDY D. LANSER OR LANSER HOMES, INC. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE BRAD G. LANSER AND SANDY D. LANSER OR LANSER HOMES, INC. AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF PARAGON ENGINEERING, INC'S DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OENER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE:

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS. PURSUANT TO STATE STATUTE.

PLAT HISTORY:

WELCH SUBDIVISION - FOURTH FILING DATED SEPTEMBER 22, 1969
AT PLAT BOOK 20, PAGE 8

AMENDMENTS: NONE

PAGE 1 OF 3
CASE NO. Z14-010

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOW) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORM WATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

FOUR SQUARE MILE AREA NOTE:

A) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

B) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

C) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

PRIVATE OPEN SPACE:

A) THE PRIVATE PARK SITE, IF SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITIY OTHER THAN ARAPAHOE COUNTY.

B) BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

C) WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

STREET LIGHTING:

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997 AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT:

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

CERTIFICATE OF OWNERSHIP

WE, BRAD G. LANSER AND SANDY D. LANSER HEREBY AFFIRM THAT WE ARE THE OWNER(S) OR AUTHORIZED AGENTS OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PRELIMINARY DEVELOPMENT PLAN FOR WELCH , COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 0.732 ACRES (MORE OR LESS) HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WELCH SUBDIVISION FILING NO. 11, CASE NO. P14-022.

EXECUTED THIS _____ DAY OF _____ A.D., 20_____.

_____
BRAD G. LANSER

_____
SANDY D. LANSER

STATE OF COLORADO)
) SS
COUNTY OF _____)
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____A.D., 20____.

BY: _____ AS _____
OF _____AN AUTHORIZED SIGNATORY.

BY: _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____
ADDRESS:
_____
CITY STATE ZIP CODE

LEGAL DESCRIPTION:

Lot 3, WELCH SUBDIVISION
FOURTH FILING,
County of Arapahoe,
State of Colorado

SURVEYOR'S CERTIFICATION:

I, LAWRENCE G. CHAMBERS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME AND UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY ON FEBRUARY 14, 2014.

_____
LAWRENCE G. CHAMBERS, PLS
COLORADO REGISTRATION NO. 16099

NOTE:
EACH LOT WILL BE REQUIRED TO OBTAIN APPROVAL OF A FINAL DEVELOPMENT PLAN (FDP) PER THE APAPAHOE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS PRIOR TO THE ADDITIONAL DEVELOPMENT OR ISSUING OF BUILDING PERMITS.

STANDARD CERTIFICATES:

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF _____, A.D., 20_____.

_____
CHAIR

_____
ATTEST:

PLANNING COMMISSION RECOMMENDATION:

NOT RECOMMENDED/RECOMMENDED BY THE APAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ AD. 20_____.

_____
CHAIR

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ A.M.(P.M.) ON THE _____ DAY OF _____ A.D., 20_____ IN

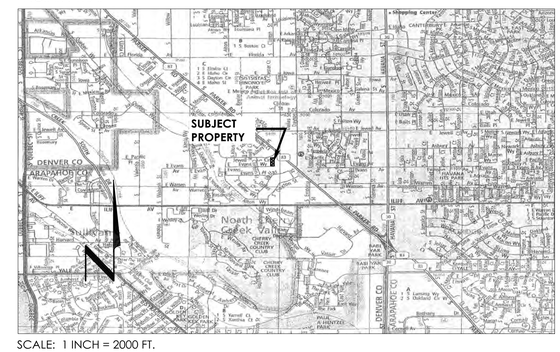
BOOK _____, PAGE _____, MAP _____, RECEPTION NO._____

COUNTY CLERK AND RECORDER

_____

BY: _____
DEPUTY

VICINITY MAP



SCALE: 1 INCH = 2000 FT.

WELCH SUBDIVISION FILING NO. 11

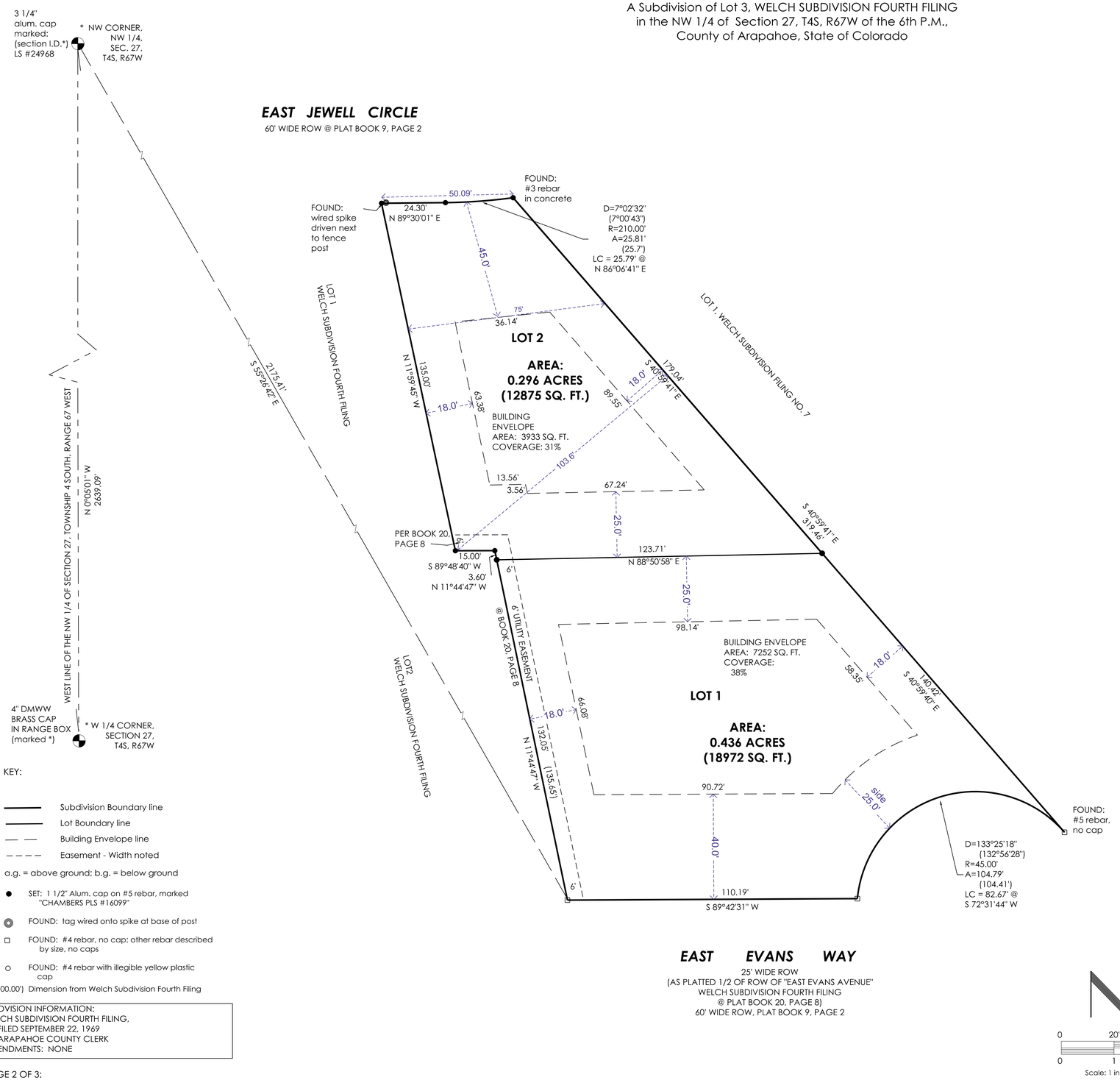
CHAMBERS CONSULTING INC.
STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

	DATE: 3-24-2014 REVISION: 12-15-2015	DRAWN BY: LGC & JARC
COUNTY: ARAPAHOE file name: LANSER	REVISION: 02-11-2016	DRAWING NO.: *1118*

Traverse PC

PRELIMINARY DEVELOPMENT PLAN FOR WELCH SUBDIVISION FILING NO. 11

A Subdivision of Lot 3, WELCH SUBDIVISION FOURTH FILING
in the NW 1/4 of Section 27, T4S, R67W of the 6th P.M.,
County of Arapahoe, State of Colorado



LEGAL DESCRIPTION:

Lot 3, WELCH SUBDIVISION
FOURTH FILING,
County of Arapahoe,
State of Colorado

SURVEYOR'S CERTIFICATION:

I, Lawrence G. Chambers, a licensed Professional Land Surveyor in the State of Colorado hereby certify that the survey represented by this plat was made by me and under my direct supervision and the monuments shown hereon actually exist and this plat accurately represents said survey on February 14, 2014.

_____
Lawrence G. Chambers, PLS
Colorado Registration No. 16099

NOTES:

1) EACH LOT WILL BE REQUIRED TO OBTAIN APPROVAL OF A FINAL DEVELOPMENT PLAN (FDP) PER THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS PRIOR TO THE ADDITIONAL DEVELOPMENT OR ISSUING OF BUILDING PERMITS.

A) STORM SEWER SYSTEM AND THE WATER QUALITY DETENTION FACILITY, IF NECESSARY, WILL BE DESIGNED WITH THE PHASE III DRAINAGE REPORT AND THE FINAL DEVELOPMENT PLAN.

B) THE WATER QUALITY AND DETENTION FACILITY, IF NECESSARY, SHALL BE PLACED WITHIN AN EASEMENT AT THE TIME OF THE FINAL DEVELOPMENT PLAN.

2) FLOOD INFORMATION: THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) #08005CO167K, DATED DEC. 17, 2010. THE PROPERTY IS WITHIN ZONE X = AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

LAND AND DEVELOPMENT CHART

GROSS LAND AREA: 0.73 ACRES (31,847 SQ.FT.)
NET LAND AREA: 0.73 ACRES (31,847 SQ.FT.)
CURRENT ZONE DISTRICT: R-2
PROPOSED ZONE DISTRICT: R-PSF

MINIMUM LOT SIZE:	LOT 1 0.436 ACRES (18,972 SQ. FT.)	LOT 2 0.296 ACRES (12,875 SQ. FT.)
LOT FRONTAGE WIDTH:	110.19'	50.09'
MAXIMUM LOT COVERAGE:	38%	31%
FRONT SETBACKS:	40'	45'
REAR SETBACKS:	25'	25'
SIDE AT CUL DE SAC:	25'	N/A
SIDE SETBACKS:	18'	18'
DWELLING UNITS	1 EXISTING	1 PROPOSED
TYPE:	SINGLE FAMILY RESIDENTIAL, DETACHED	SINGLE FAMILY RESIDENTIAL, DETACHED
HEIGHT:	NOT TO EXCEED 35'	35'

BLDG. SEPARATION: 50' BETWEEN EXISTING AND PROPOSED BUILDINGS

DEDICATED PUBLIC RIGHT OF WAY: NONE

DEDICATED OPEN SPACE: NONE

KEY:

- Subdivision Boundary line
- Lot Boundary line
- Building Envelope line
- Easement - Width noted

a.g. = above ground; b.g. = below ground

- ● SET: 1 1/2" Alum. cap on #5 rebar, marked "CHAMBERS PLS #16099"
- ◎ FOUND: tag wired onto spike at base of post
- □ FOUND: #4 rebar, no cap; other rebar described by size, no caps
- ○ FOUND: #4 rebar with illegible yellow plastic cap
- (00.00') Dimension from Welch Subdivision Fourth Filing

SUBDVISION INFORMATION:
WELCH SUBDIVISION FOURTH FILING,
FILED SEPTEMBER 22, 1969
ARAPAHOE COUNTY CLERK
AMENDMENTS: NONE

PAGE 2 OF 3:
CASE NO. Z14-010

WELCH SUBDIVISION FILING NO. 11

CHAMBERS CONSULTING INC.
STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

SCALE: 1 INCH = 20 FEET	DATE: 3-24-2014 REVISION: 12-15-2015	DRAWN BY: LGC & JARC
COUNTY: ARAPAHOE file name: LANSER	REV: 01-08-2016 - Sec. Line REV: 02-11-2016 REV: 02-22-2016	DRAWING NO.: 1118

Traverse PC

PRELIMINARY DEVELOPMENT PLAN FOR WELCH SUBDIVISION FILING NO. 11

A Subdivision of Lot 3, WELCH SUBDIVISION FOURTH FILING
in the NW 1/4 of Section 27, T4S, R67W of the 6th P.M.,
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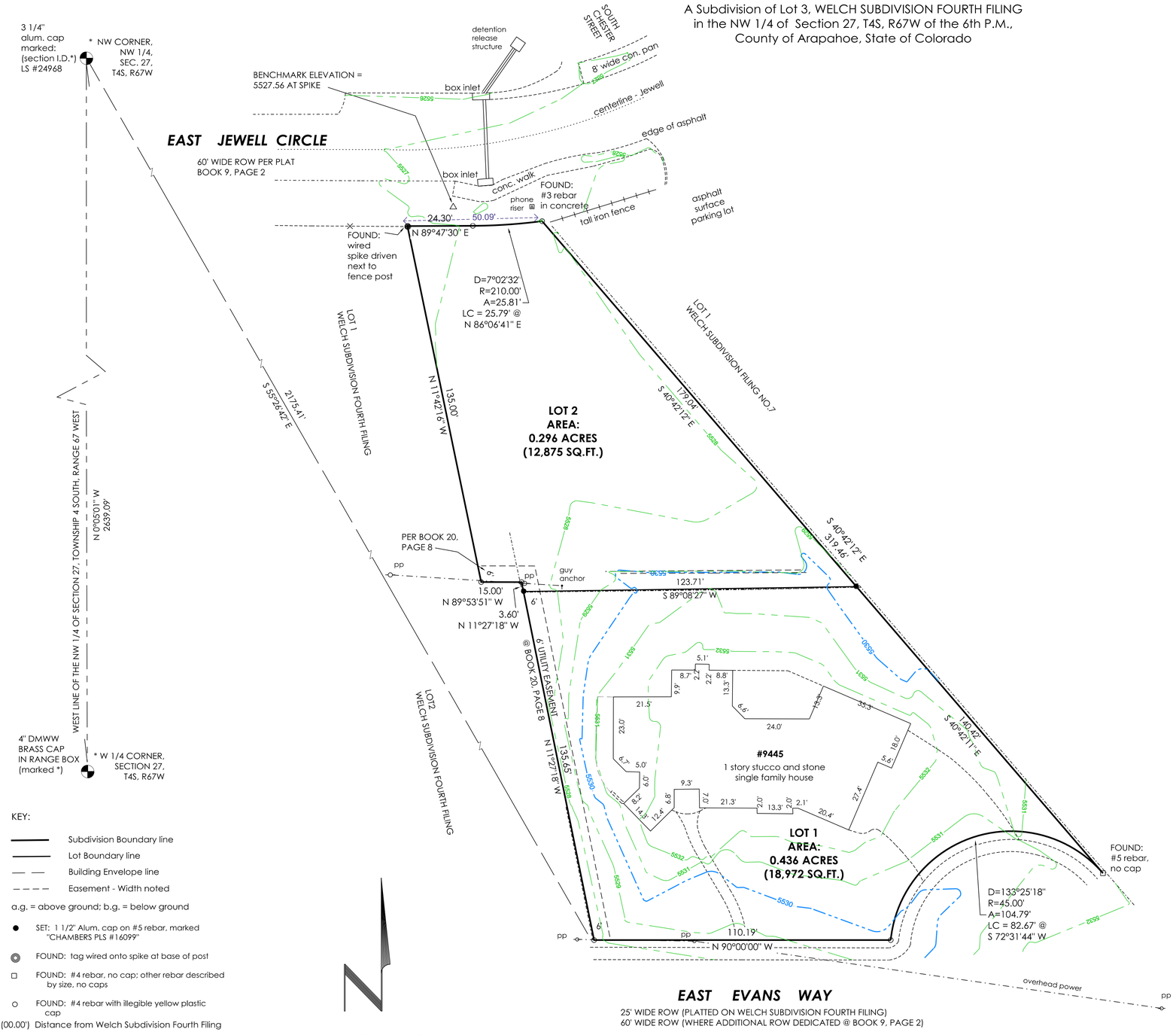

△ BENCHMARK ELEVATION = 5527.08'
AT SPIKE AT BACK OF WALK ON
SOUTH SIDE OF E. EVANS WAY

KEY:

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- Lot Boundary line
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(00.00') Distance from Welch Subdivision Fourth Filing

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WELCH SUBDIVISION FOURTH FILING,
FILED SEPTEMBER 22, 1969
ARAPAHOE COUNTY CLERK
AMENDMENTS: NONE

PAGE 2 OF 3:
CASE NO. Z14-010

LEGAL DESCRIPTION:

Lot 3, WELCH SUBDIVISION
FOURTH FILING,
County of Arapahoe,
State of Colorado

ONE FOOT CONTOUR INTERVALS

DATUM:
CITY OF AURORA MARKER ON INLET AT EAST CURBLINE OF PARKER ROAD AT 75' SOUTHEASTERLY OF DAYTON STREET = 5540.75
WHICH MATCHES A CDOT BM ON A DITCH HEAD-WALL AT THE SOUTHWESTERLY SIDE OF PARKER ROAD, ACROSS FROM THE DAYTON STREET INTERSECTION = 5540.62 NGVD 29

BENCHMARK DATA PROVIDED BY GREG HEIN
@ ARAPAHOE COUNTY ENGINEERING ON 8-5-2014

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BLDG. SEPARATION: 50' BETWEEN EXISTING AND PROPOSED BUILDINGS

DEDICATED PUBLIC RIGHT OF WAY: NONE

DEDICATED OPEN SPACE: NONE

WELCH SUBDIVISION FILING NO. 11

CHAMBERS CONSULTING INC.
STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

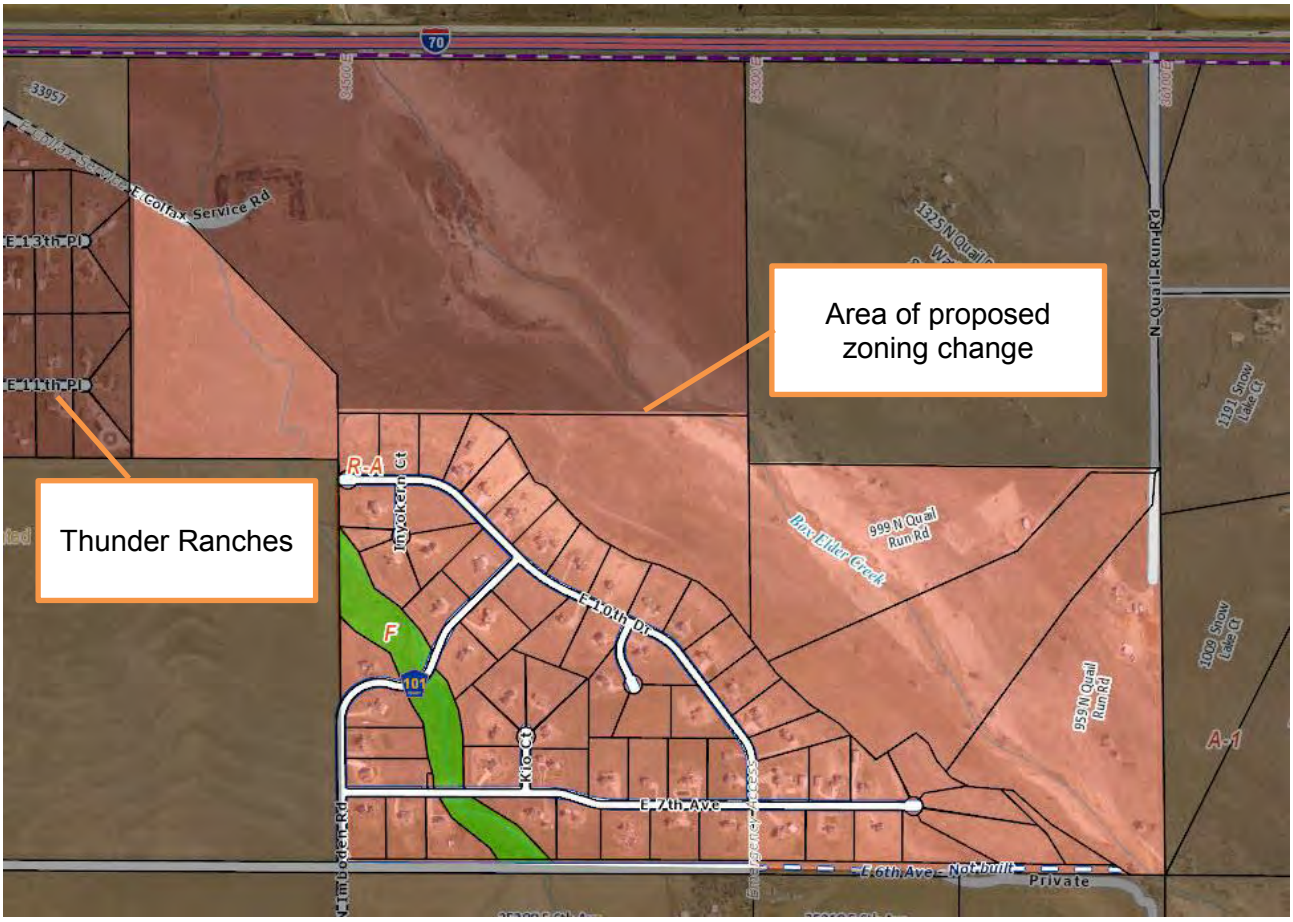
SCALE: 1 INCH = 20 FEET	DATE: 3-24-2014 REVISION: 12-15-2015	DRAWN BY: LGC & JARC
COUNTY: ARAPAHOE file name: LANSER	REV: 01-08-2016 - Sec. Line REV: 02-11-2016	DRAWING NO.: 1118

Traverse PC

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
APRIL 19, 2015
6:30 P.M.

SUBJECT: Z16-002, WATKINS FARM REZONING
Jason Reynolds, Current Planning Program Manager **April 8, 2016**

LOCATION: The Watkins Farm area is generally located south of Interstate 70 and east of Watkins Road, with the majority of the site located northeast of the intersection of E 6th Avenue and N Imboden Road.



WATKINS FARM REZONING VICINITY MAP

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North	-	Prosper PUD Box Elder neighborhood; zoned for up to 3 dwellings/acre
East	-	A-1 Agricultural zoning; 35+ acre parcels
South	-	A-1 Agricultural zoning; 35+ acre parcels
West	-	Prosper PUD and R-A zoning (Thunder Ranches subdivision)

PROPOSAL:
Arapahoe County staff initiated this zoning change to correct a mapping interpretation and labeling error for the zoning of property in the Watkins Farm area. The proposal would request to rezone the Watkins Farm area from R-A Residential Agricultural with a 5-acre minimum lot size to the County's standard R-A zone district, which has a 2.41-acre minimum lot size. The Board of County Commissioners has concurred with staff's request to proceed with the statutory process for this amendment to the zoning for the involved properties.

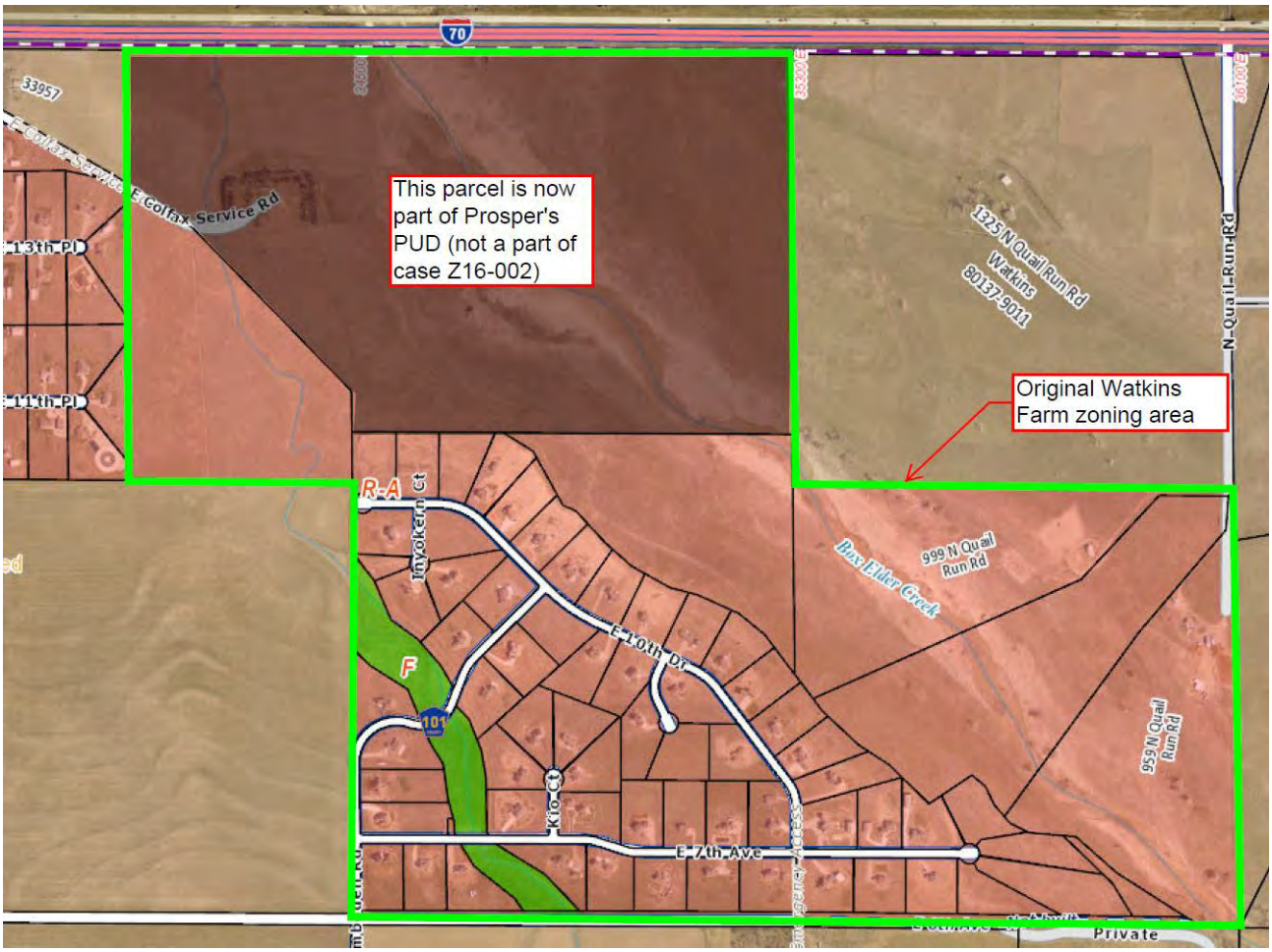
STAFF RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation for the Watkins Farm Rezoning, based on the Findings and subject to conditions outlined in this Staff Report.

I. BACKGROUND:

Arapahoe County recently uncovered a mapping interpretation and labeling error in the Watkins Farm area. For years, zoning maps labeled the Watkins Farm zoning as R-A (residential agricultural) and F (flood plain). The R-A conventional zone district has a minimum lot size of 2.41 acres established in the Land Development Code; however, the 1980 zoning for the area specified R-A with a minimum lot size of 5 acres based on actions of the Planning Commission and Board of County Commissioners (BOCC) following public hearings. The zoning maps labeled the Watkins Farm area as R-A, but did not note the 5-acre lot size requirement established through a condition of approval. The following points summarize the area's zoning and subdivision history:

- 1980: Zoned R-A Residential Agricultural (2.41-acre lots) and F Floodplain with case #Z79-006:
    - Planning Commission conditioned its recommendation of approval with a minimum lot size of 5 acres.
    - The BOCC resolution included a condition that the rezoning of the property was subject to the conditions of the Planning Commission.
- 1981: Zoning corrected some of the floodplain boundaries and zoned the property R-A and F (case #Z81-013):
    - Accompanying Preliminary Development Plan and Final Development Plan restricted lots to minimum of 5 acres (Elder Creek Estates).
    - While the R-A conventional zone district would not typically require a PDP or FDP to be approved, use of this process reflected the change from the conventional lot size under the code to the special condition of minimum 5-acre lots.
- 1981: The County also approved a Preliminary Plat for 65 lots and a Final Plat for 26 lots (Elder Creek); all of the lots were 5 acres in area.

- 1982: The SIA for the Elder Creek Final Plat expired. It does not appear that the Elder Creek Final Plat was ever filed with the Clerk & Recorder to complete the subdivision process.
- 1980-present: County zoning maps identified the area as R-A and F zoning with no mention of the 5-acre lot size requirement. Subsequent to Z81-013, the map should have been labeled as R-A PUD to establish notification of the special lot size and PDP/FDP approvals.
- 2001: Staff recommended approval for, and the Board of County Commissioners approved, the Watkins Farm Subdivision Final Plat with a 2.41-acre minimum lot size, despite the 1981 5-acre minimum zoning restriction. Given the R-A conventional zoning identified on the map rather than the R-A PUD, staff apparently did not look for special conditions or PDP/FDP.
- 2016: Staff researched the zoning in response to a presubmittal application on the property located east of Thunder Ranches and realized the zoning discrepancy. Much of the Watkins Farm property has already been developed under the conventional R-A lot size requirements. An applicant wishes to pursue a conventional R-A subdivision of a remaining section of the property.



Most of the proposed zone change is part of the Watkins Farm subdivision, which has an average lot size of 2.45 acres. If the proposed zoning change is not approved, those lots will all be nonconforming with the zoning, which requires a 5-acre minimum lot size. While Arapahoe County code does allow residential structures on nonconforming lots to be rebuilt after a loss, staff recommends that the zoning match the existing development pattern.

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 Comprehensive Plan designates this area as Tier 1 Planning Reserve. This proposed rezoning meets the intent of Strategy GM 7.2(c), which encourages the recognition of semi-urban development within the Planning Reserve Areas: "The County will recognize parcels of 55 acres or less but without urban services in 2015 within the planning reserve areas. It will approve continued development within these parcels at non-urban densities (parcels 1 acre or larger), while supporting landowners who wish to move to a more urban category." The proposed R-A zoning meets the non-urban standard; all potential lots will be greater than 2.41 acres in area.

2. Ordinance Review and Additional Background Information

Section 13-201 of the Arapahoe County Land Development Code states that all rezoning applications must meet the following standards:

a. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

   The Watkins Farm subdivision already established infrastructure, including connections to the surrounding transportation systems. Neither the Engineering Services Division of Public Works and Development nor Tri County Health department expressed concerns regarding water, sewer, or drainage infrastructure. Should any of the four parcels outside the Watkins Farm subdivision seek additional development, infrastructure needs will be assessed with the subdivision application.

b. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

   The proposed zoning does not significantly alter the relationship with surrounding uses. Most of the property in the rezoning area has already developed as part of the

Watkins Farm subdivision. The proposed zoning matches the zoning of Thunder Ranches, located immediately to the west.

c. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

Referral agencies did not express any concerns about the proposal. If any future subdivisions occur within the proposed zoning boundary, additional public land dedication or cash in lieu fees may be required.

d. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The property is near the Prosper development, which should eventually provide close proximity to parks, shopping, and other amenities.

e. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The rezoning does not appear to impact public health and safety. Any site development must meet engineering and building code standards, including drainage and water quality standards.

f. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The Watkins Farms road network is already in place. Any proposed development will include internal vehicular circulation and parking.

g. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

Any future development will be subject to County regulations, including Grading, Erosion and Sediment Control (GESC) permits, as part of the plat review and approval.

h. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The Watkins Farm subdivision preserved flood plain areas in tracts. The Cardboard Draw and Box Elder Creek flood plains will help preserve open space should other portions of the area seek subdivision approval.

i. Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The proposed zoning should have little impact on useable open spaces in the County.

j. Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The proposal complies with the requirements of the Land Development Code and the Comprehensive Plan, as discussed above.

III. REFERRAL COMMENTS AND PROPERTY OWNER NOTIFICATION:

Property Owner Notification: As the rezoning application was initiated by Arapahoe County, all property owners of record within the Watkins Farm proposed rezoning boundary were mailed a post card with a map labeled "Watkins Farm Rezoning: Attention Residents: Arapahoe County Public Works and Development is looking to initiate a zoning map change to correct an error in the Watkins Farm area." The notice also explained the nature of the change from 5-acre to 2.41-acre minimum lot size, the purpose of the change resulting from a mapping error, and that the proposed correction will ensure each lot conforms to the zoning code, along with a referral to the Current Major Cases web page for additional information on the Watkins Farm Rezone/Map Correction.

The property was also posted with public hearing notices at the NE corner of N. Imboden Rd. and E. 6th Ave. and at the SE corner of Eclipse St. and the E. Colfax service road. Hearing notification letters were also mailed to owners of properties adjacent to the proposed rezoning boundary. At the time of the staff report, no concerns had been received from the Watkins Farm Home Owners' Association or from individual affected property owners within or adjacent to the rezoning area. A list of property owners notified is available in Planning Division records for Z16-002.

Referrals: The following table summarizes responses referrals:

Arapahoe County Engineering Services Division	Notes that the site is outside Southeast Metro Stormwater Authority (SEMSWA) jurisdiction and is in the Box Elder Creek drainage basin. Recommends approval.
Arapahoe County Assessor	No response
Arapahoe County Attorney	CAO has reviewed the staff report.
Arapahoe County Mapping	No comments
Arapahoe County Open Space	No response

Arapahoe County – Long Range Planning	The proposed rezoning is consistent with the recently amended Comprehensive Plan for Tier 1 land uses.
Arapahoe County Zoning	No comments
Arapahoe County Sheriff	No comments
Arapahoe Library District	Requests cash in lieu that may be required with subsequent development applications.
Bennett Fire Protection District	No response
Bennett School District	No response
CDOT	No comments on this submittal; they would like to be part of any subsequent development requests.
Colorado Division of Water Resources	No response
Colorado Parks & Wildlife	No response
East End Advisory Committee	Hollingsworth opposes. No comments from Kroh. No responses from others.
REAP – I-70 Regional Economic Advancement Partnership	No response
Tri-County Health Department	No comments
Urban Drainage & Flood Control	No response
US Army Corps of Engineers	No response
W Arapahoe Conservation District	No response
Watkins Farms HOA	No response
Water/Wastewater Provider	N/A
XCEL Energy	No response

IV. STAFF FINDINGS:

Staff has visited the site and has reviewed supporting documentation and referral comments. Based upon review of applicable policies and goals in the Arapahoe County Comprehensive Plan and analysis of referral comments, our findings include:

1. The proposed conventional rezoning generally appears to conform to the Arapahoe County Comprehensive Plan, with the property being designated as Tier 1 Planning Reserve, which allows for non-urban development.

2. The application appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Section 13-201 Conventional Zoning and is consistent with

Chapter 5 Rural Residential Zone Districts (which includes the R-A Residential-Agricultural Zone District) of the Land Development Code.

3. The Public Works & Development Engineering Division finds no engineering concerns and recommends the case favorably.

4. The proposed rezoning meets the criteria for rezoning as outlined in this Staff Report dated April 8, 2016.

V. STAFF RECOMMENDATION:

Considering the findings and other information provided herein, Staff recommends that the Planning Commission forward a positive recommendation to the Board of County Commissioners for APPROVAL of the proposed Watkins Farm Rezoning (Z16-002), subject to the following condition:

1. Minor corrections to the conventional rezoning exhibit, identified by Public Works and Development staff as necessary, must be completed prior to submittal of the final plans for County signature.

VI. DRAFT MOTIONS:

The following draft motions are provided by staff to assist the Planning Commission in preparing a motion at the time of the public hearing. The following motion would be consistent with the Staff Recommendation.

RECOMMEND APPROVAL, WITH CONDITIONS: In the case of Z16-002, the Watkins Farm Rezoning, the Planning Commissioners have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings in the staff report dated April 8, 2016, including all attachments as set forth, and recommend this case favorably to the Board of County Commissioners for Approval, subject to the following condition:

1. Minor corrections to the conventional rezoning exhibit, identified by Public Works and Development staff as necessary, must be completed prior to submittal of the final plans for County signature.

ALTERNATE MOTIONS

If the Planning Commission wishes to recommend denial or to continue the hearing to a future date, the following motions may be used:

RECOMMEND DENIAL, WITH AMENDED FINDINGS: In the case of Z16-002, the Watkins Farm Rezoning, the Planning Commissioners have read the staff report

and received testimony at the public hearing. We do not find ourselves in agreement with staff findings as set forth in the staff report dated April 8, 2016, including all attachments, and recommend the Board of County Commissioners deny this case. This recommendation is based on the following findings:

Planning Commission should state new findings in support of the motion for denial.

CONTINUE HEARING OR ACTION TO A FUTURE DATE: In the case of Z16-002, Watkins Farm Rezoning, I move to continue the public hearing to May 3, 2016 at 6:30 p.m. in order to receive additional information and further consider information presented during the public hearing.

If continuing for the purpose of receiving additional information, the Planning Commission may want to note the information requested to be provided by the applicant or staff.

Attachments

- Engineering Services Staff Report dated March 25, 2016.
- Watkins Farm Zoning History
- Flood Plain Map
- Zoning Exhibit

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 Staff Report

PHASE II – REFERRAL

Date: March 25, 2016

To: Jason Reynolds, Planning Division

From: Sue Liu, Engineering Division

RE: Z16-002 Watkins Farm Rezoning

Scope/Location:

Arapahoe County recently uncovered a mapping interpretation error in the Watkins Farm area. For years, county maps labeled the Watkins Farm zoning as R-A (residential agricultural) and F (flood plain). The R-A zoning has a minimum lot size of 2.41 acres; however, the 1980 zoning for the area specified R-A with a minimum lot size of 5 acres. The county's zoning maps labeled the Watkins Farm area as R-A but they did not note the 5 acre lot size requirement. Despite that 5-acre restriction, the county approved the Watkins Farm development in 2001, which had a minimum lot size of 2.41 acres. The Board of County Commissioners asked staff to update the zoning in the Watkins Farm area so that the zoning matches the way the county has treated the area for years.

Proposed zoning change: from R-A (5-acre minimum lot size) to R-A, which requires a 2.41-acre minimum lot size.

Items included with this referral:

Preliminary Development Plan

Cc: Charles V. Haskins, Engineering Services Division, Division Manager
Case File No. Z16-002

Findings:

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

1. This site lies outside of the Southeast Metro Stormwater Authority (SEMSWA) service area.
2. This development is in the Box Elder Creek drainage basin.

Recommendations:

The Division of Engineering Services recommends this case favorable.

STAFF COMMENTS

Zoning Plan

1. Staff has no comments to the proposal.

RESUBMITTAL PROCEDURE

THIS SHEET MUST BE ATTACHED TO THE RESUBMITTAL TO THE CASE ENGINEER

Case No. Z16-002 Case Engineer: Sue Liu

In order to expedite this case in an efficient manner, the following procedure for resubmitting information to the Arapahoe County Division of Engineering Services must be followed.

Incomplete resubmittal packages will not be forwarded to the case engineer for review until all of the information requested on this form has been provided. This sheet must be attached to your resubmittal with the revised documents in the quantities listed below. **Please note that a minimum of three (3) weeks is necessary for Staff to review any submittal.**

RESUBMITTAL CHECKLIST

The items checked below have been identified in the staff report as requiring revision and resubmittal.

	Engineering Documents Required for Resubmittal to the County Engineering Division	**# of**
☒	**A copy of this Resubmittal Checklist**	**1**
☒	**Completed Review and Approval Form (Arapahoe County Form 581)**	
☒	**Proposed Zoning Change**	**1**
☐	Traffic Impact Study	
☐	Construction Plan	
☐	Pavement Design Report	
☐	Grading, Erosion and Sediment Control (GESC) Plans & Report	
☐	Floodplain Delineation Analysis	
☐	Operations & Maintenance Manual	
☐	Phase I Drainage Study	
☐	Engineering Cost Estimate	
☐	Legal Description and Exhibit	
☐	Geotechnical Study / Preliminary Soils report	
☐	Collateral Letter of Intent	
☒	**County Redlines for:**	
☒	**Letter of point-by-point response to Phase II Engineering Staff Report**	

Watkins Farm Zoning History

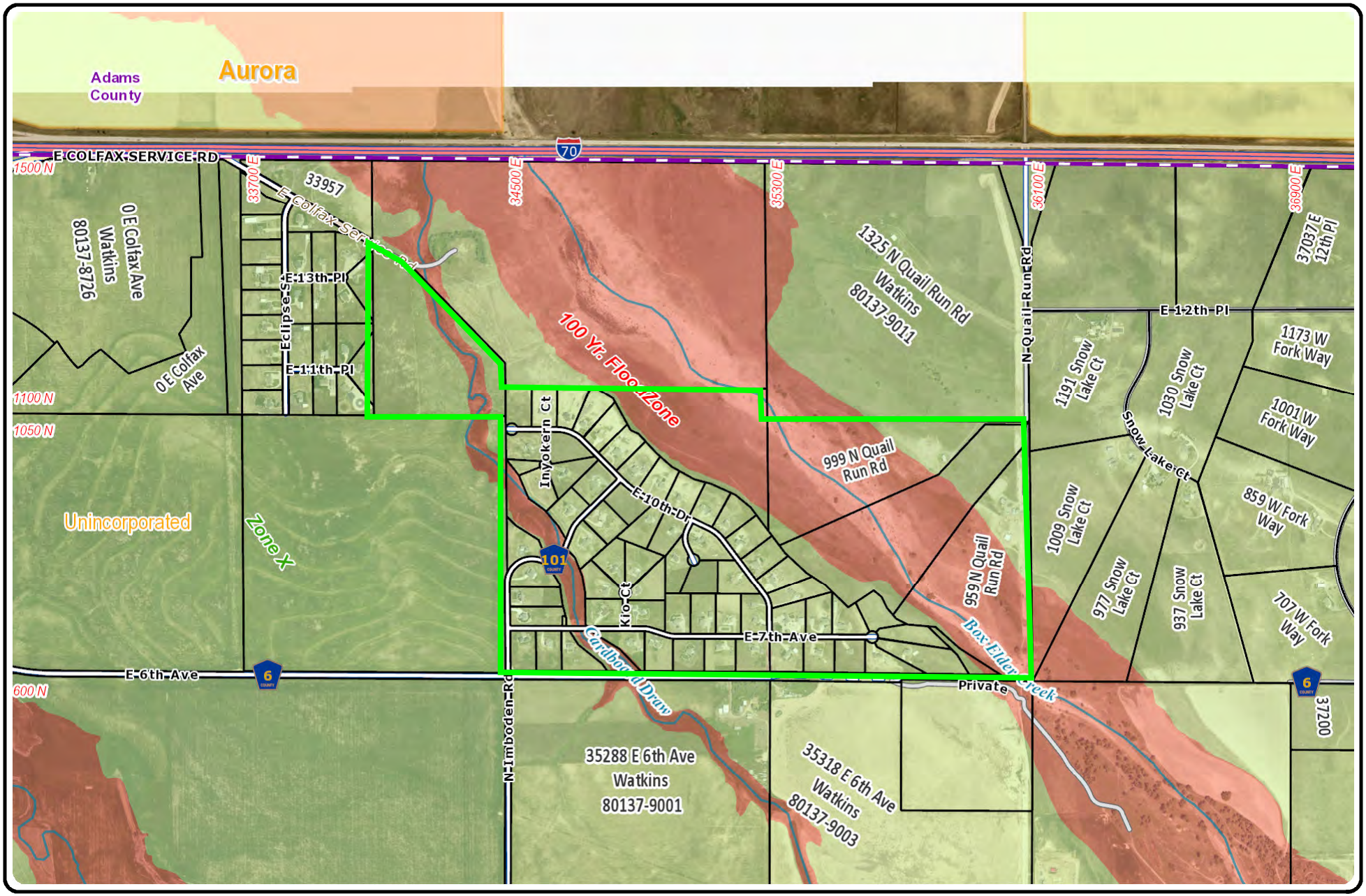
- 1980: Zoned R-A Residential Agricultural (2.41-acre lots) and F Floodplain with case #Z79-006
    - Planning Commission conditioned their recommendation of approval with a minimum lot size of 5 acres
    - The BOCC resolution included a condition that the rezoning of the property was subject to the conditions of the Planning Commission
- 1981: Zoning corrected some of the floodplain boundaries and zoned the property R-A and F (case #Z81-013)
    - Accompanying Preliminary Development Plan and Final Development Plan restricted lots to minimum of 5 acres (Elder Creek Estates)
- 1981: The County also approved a Preliminary Plat 65 lots and a Final Plat for 26 lots (Elder Creek); all of the lots were 5 acres in area
- The SIA for the Elder Creek Final Plat expired in 1982
- Our zoning maps identified zoning as R-A and F (no mention of lot size restriction or Preliminary Development Plan):

REVISIONS

CODE	DATE	CASE	FROM	TO
001	09-30-68	Z68-023	A-1	B-5
002	05-24-76	Z75-028	A-1	R-A, F
003	06-25-79	Z79-002	A-1	R-A
004	08-05-80	Z79-006	A-1	R-A, F
005	07-21-81	Z81-013	A-1	R-A, F
006	11-24-86	AO 85-236	A-1,B-5,R-A	AURORA
007	08-10-89	AO 89-74	A-1	AURORA
008	12-06-96	AO 96-46	AURORA	A-1
009	12-12-00	U99-004		UBSR
010	06-30-04	INCORP. TOWN OF WATKINS		WATKINS
011	11-30-06	25-2006	WATKINS DISINCORP	

- We've treated the zoning as R-A with the standard 2.41 minimum lot size for years
- 2001: Staff recommended approval and BOCC approved Watkins Farm Subdivision Final Plat with a 2.41 minimum lot size, despite the 1981 zoning restriction

- We have a developer interested in submitting an application west of the current Watkins Farm subdivision (between Thunder Ranches and Watkins Farm); the developer plans to request 2.41 acre lots on a 36.6 acre parcel
- Staff proposes a county-initiated rezoning for everything except the Prosper PUD portion of the property to correct the mapping error – the proposed zoning would match how we've treated the Watkins Farm area for years: R-A and F



Floodplain Map - Watkins Farm

N W E S

0 650 1,300 2,600 3,900 5,200 Feet

ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. 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: 4/1/2016

Generated by Arapahoe County's **ArapaMAP**

Map Location

v 1.0

EXHIBIT "A"
RA Zoning

PARCEL DESCRIPTION

A parcel of land lying within the south half (S1/2) and northwest quarter (NW1/4) of Section 5, and in the Northeast Quarter (NE1/4) of Section 6, all in Township 4 South, Range 64 West of the Sixth Principal Meridian, Arapahoe County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said Section 5, said southeast corner being the **POINT OF BEGINNING**;

THENCE along the south line of the SE1/4 of said Section 5, North 89°14'04" West, a distance of 2666.68 feet to the south quarter corner of said Section 5;

THENCE along the south line of the SW1/4 of said Section 5, North 89°46'19" West, a distance of 2658.30 feet to the southwest corner of said Section 5;

THENCE leaving said south line, along the west line of said SW1/4 of said Section 5, North 00°33'52" West, a distance of 2643.70 feet to the west quarter corner of said Section 5, being also the east quarter corner of said Section 6;

THENCE leaving said west line, along the east-west mid-section line of said Section 6, North 89°41'54" West, a distance of 1338.35 feet to the southeast corner of the SW1/4 of the NE1/4 of said Section 6, being also the southeast corner of Thunder Ranches Subdivision Filing No. 1 as recorded at Reception No. B0030346 of the Arapahoe County Records (A.C.R.);

THENCE leaving said east-west mid-section line, along the west line of the E1/2 of the NE1/4 of said Section 6, being also the east line of said Thunder Ranches Subdivision Filing No. 1 and the northerly extension thereof, North 00°29'04"West, a distance of 1740.67 feet, to the westerly most corner of a parcel of land described in Reception No. D1106055, A.C.R.;

THENCE leaving said west and east lines, South 60°30'45" East, along the southerly line of said parcel of land described in Reception No. D1106055, a distance of 448.82 feet;

THENCE South 44°15'34" West, a distance of 1371.16 feet, to the east line of the NE1/4 of said Section 6, being also the west line of the NW1/4 of said Section 5;

THENCE South 00°34'15" East, along said east line of the NE1/4 quarter, a distance of 244.75 feet to a point 300.00 feet northerly of the west quarter corner of said Section 5, said point being also the northwest corner of Watkins Farm Subdivision Filing No. 1, as recorded at Reception No. B1180601, A.C.R.;

THENCE leaving said east line, continuing along said southerly line and along the northerly line of said Watkins Farm Subdivision Filing No. 1, South 89°38'52" East, parallel with and 300 feet north of the east-west mid-section line of said Section 5, a distance of 2655.83 feet to the north-south mid-section line of said Section 5, being also the southeast corner of said Reception No. D1106055 and the northeast corner of Tract E of said Watkins Farm Subdivision Filing No. 1;

THENCE leaving said southerly and northerly lines, along said north-south mid-section line and the easterly line of said Tract E, South 00°36'54" East, a distance of 300.01 feet to the center corner of said Section 5 and the northwest corner of a parcel of land described in Reception No. B4213295, A.C.R.;

THENCE leaving said easterly line, along said east-west mid-section line of said Section 5 and the northerly line of said B4213295, South 89°38'54"East, a distance of 2637.28 feet to the east quarter corner of said Section 5, being also the northeast corner of a parcel of land described in Reception No. D2148137, A.C.R.;

THENCE leaving said east-west mid-section line and said northerly line, along the east line of said Section 5 and the east line of said Reception No. D2148137, South 01°14'25" East, a distance of 2657.85 feet to **POINT OF BEGINNING.**

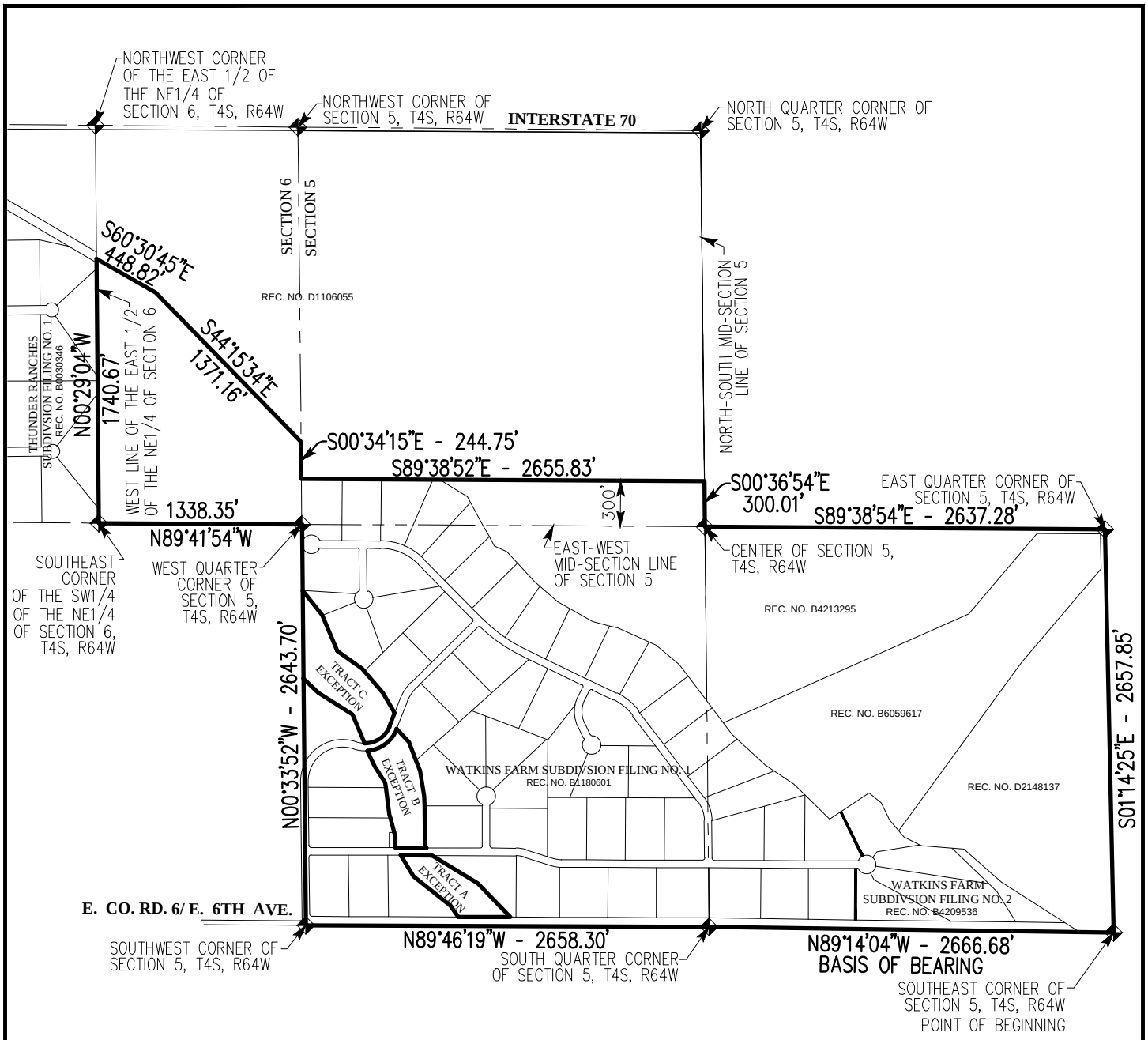
EXCEPTING THEREFROM

Tracts A, B, and C of said Watkins Farm Subdivision Filing No. 1

Containing 365.1194 acres, or 15,904,604 square feet of land, more or less.

Subject to existing rights-of-way and easements.

BASIS OF BEARING: All bearings are based on the south line of the southeast quarter of Section 5, Township 4 South, Range 64 West of the 6th Principal Meridian as shown on Watkins Farms Subdivision Filing No. 1 as bearing North 89°14'04" West.



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION

ARAPAHOE COUNTY MAPPING DEPARTMENT
6924 South Lima Street
Centennial, Colorado 80112
720-874-6686

ARAPAHOE COUNTY
COLORADO'S FIRST

EXHIBIT "B"

R-A ZONING DESCRIPTION
03-09-16
PAGE 3 OF 3
NOT TO SCALE

ARAPAHOE COUNTY

COLORADO'S FIRST

Watkins Farm Rezoning

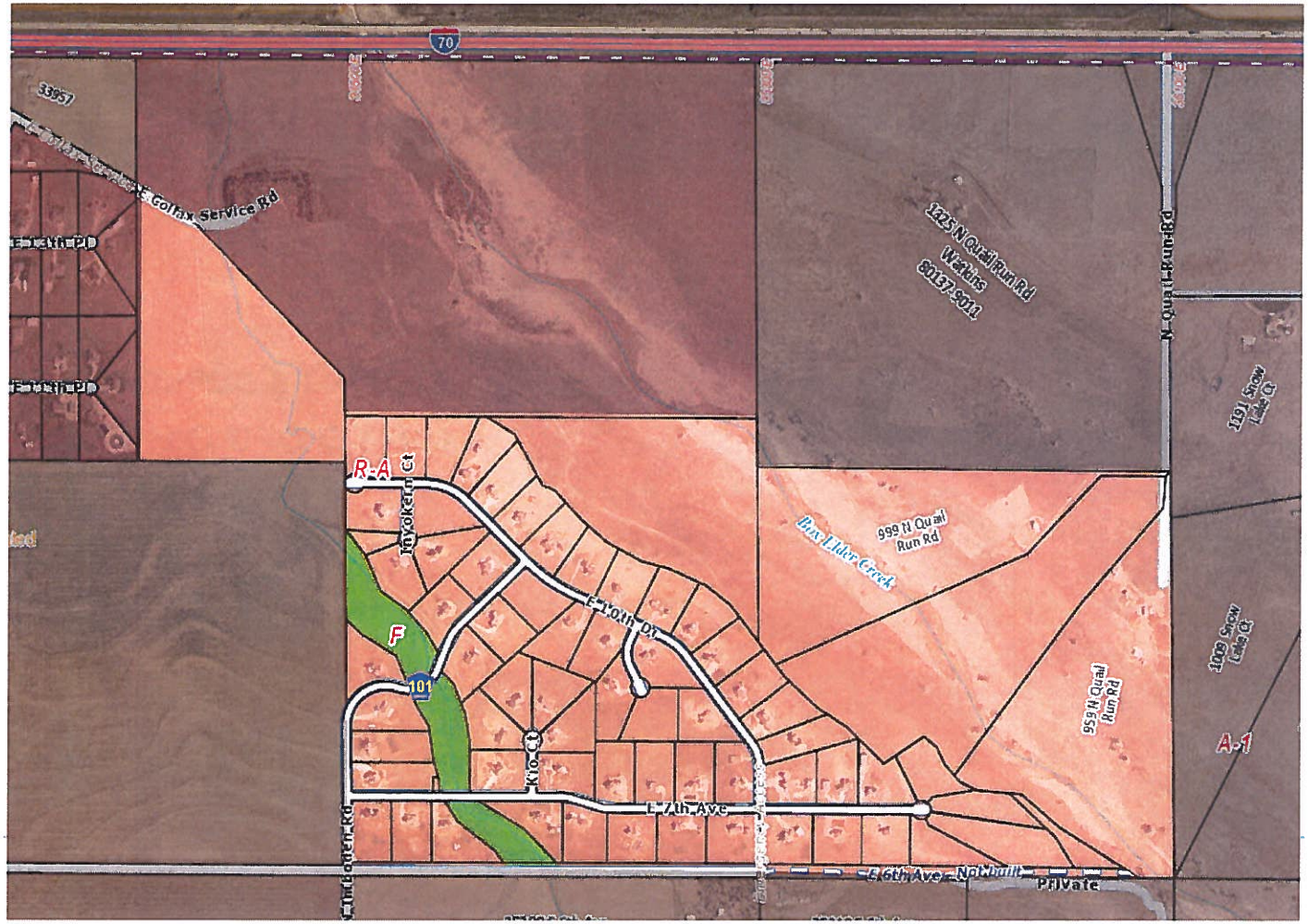
Case No. Z16-002

Distributed @ meeting

Watkins Farm Rezoning

ARAPAHOE COUNTY
COLORADO'S FIRST

- Site is located south of I-70, east of Watkins Road and Thunder Ranches:



Proposal

ARAPAHOE COUNTY
COLORADO'S FIRST

- This is a staff-initiated rezoning; we'd like to correct an error
- Watkins Farm is currently zoned R-A (Residential Agricultural) with an additional lot size restriction requiring 5-acre minimum lots
- Standard R-A zoning requires only 2.41-acre minimum lot size
- Despite the 5-acre requirement, most of Watkins Farm developed with 2.41-acre lots
- Proposed zoning would revert to the County's standard R-A zone district, which allows 2.41-acre lots

Existing Development

ARAPAHOE COUNTY
COLORADO'S FIRST

Outreach/Public Notice

ARAPAHOE COUNTY
COLORADO'S FIRST

- On March 7, the County mailed an information postcard to all property owners in the proposed rezoning area
- Public notice letters mailed to all adjacent property owners
- Two public notice signs posted; one near the Watkins Farm entrance on E 6th Avenue and one near Thunder Ranches on the I-70 frontage road
- No responses as a result of outreach

Findings/Recommendation

ARAPAHOE COUNTY
COLORADO'S FIRST

- Proposed rezoning corrects a zoning mapping and interpretation error
- Proposal would allow Watkins Farm lots to conform with zoning regulations; it is consistent with development pattern in area
- No engineering concerns with proposal
- Proposal is consistent with Comprehensive Plan and conventional rezoning review criteria
- Staff recommends that Planning Commission recommend approval of the proposal to the BOCC

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

April 13, 2016

Jason Reynolds, Current Planning Program Manager
Arapahoe County Public Works and Development
Transmitted via email: JReynolds@arapahoegov.com

Re: Watkins Farm Rezoning
Case No. Z16-002
Portions of Sections 5 and 6, T4S, R64W
Water Division 1, Water District 1

Dear Mr. Reynolds:

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The Arapahoe County Board of County Commissioners has requested that county staff change the zoning of Watkins Farm area from R-A with a 5-acre minimum lot size to R-A with a 2.41 acre minimum lot size. This change is being completed to correct a mapping interpretation error and so the zoning reflects the existing parcel sizes in the area. No new lots are being platted through this action.

This office has no comments regarding the proposed zoning change. Please send any subdivision proposals to our office for review and comment on the subdivision's proposed water supply plan. Should you have any concerns please contact Karlyn Armstrong in this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 8, 2016

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

Attn: Jason Reynolds

Re:

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Watkins Farm Conventional Rezone**. Please be advised that PSCo has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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

ARAPAHOE COUNTY PLANNING COMMISSIONERS
PUBLIC HEARING
19 April 2016
6:30 PM

W15-003 Land Development Code Amendment to Chapters 4, 5 and 19 Seasonal Farm and Ranch Events

Tammy King, Zoning Administrator April 8, 2016

PROPOSAL:
Planning Staff proposes to update Chapters 4, 5 and 19 to better define parameters and thresholds for Seasonal Farm and Ranch Events.

STAFF RECOMMENDATION:
Staff recommends approval of Case Number W15-003 based on the findings outlined in this staff report and with the conditions as noted.

I. BACKGROUND INFORMATION

This County-initiated application to amend the Land Development Code is to update the existing Chapters 4 (Agricultural Zone Districts), 5 (Rural Residential Zone Districts) and 19 (Definitions) with new verbiage, thresholds and requirements in order to better address the range of Seasonal Farm and Ranch Events for which applications have been received in recent years. In addition to clarification on types of events that may be permitted through a Temporary Use Permit (TUP), the draft amendment provides that:

- Seasonal Ranch and Farm Events (commercial and non-commercial) will include rodeos;
- Specifies those circumstances for which such events will require a Temporary Use Permit (TUP) and those for which a TUP is not needed; and
- Prohibits these uses where impacts would be difficult to mitigate.

In addition, the original proposal was to eliminate the definition of "Rodeo," as this type of event is proposed to be included under "Seasonal Ranch and Farm Events." However, on further consideration, staff is recommending the definition of "Rodeo" be retained and streamlined based on other changes in the code.

II. DISCUSSION AND FINDINGS

Staff reviewed this application for compliance with the Comprehensive Plan and Zoning Regulations and reviewed all background activity and comments from referral agencies. A summary of the analysis is as follows:

1. Comprehensive Plan and Align Arapahoe:

The revisions proposed are consistent with the purpose and direction of the Comprehensive Plan in that these revisions provide additional language to guide

development within the County, specifically meeting Strategy GM 2.2(a), which provides direction to amend the County's Development Regulations to Achieve Consistency with the Comprehensive Plan. These modifications to amend Chapters 4, 5 and 19 of the Land Development Code with new verbiage, thresholds and requirements are consistent with this guidance.

The proposed amendment promotes the "fiscal responsibility" and "quality of life" Align Arapahoe goals by addressing uses that may be appropriate within rural areas of the county, either as permitted uses or with additional review and conditions through the Temporary Use Permit process defined in 12-600 of the Land Development Code, and by prohibiting uses where impacts would be difficult to mitigate.

2. Referrals:

Staff sent out referral letters to the attached list of referral agencies and individuals requesting that referral responses be submitted during the outside referral comment period, from February 12, 2016 to March 11, 2016. All comments received stated "No comment" on the proposed changes related to Seasonal Farm and Ranch Events.

III. STAFF FINDINGS

Staff has reviewed the proposal and supporting documentation and referral comments, as detailed in this report. Based on review of applicable goals and policies as stated in the Comprehensive Plan, staff finds:

1. The proposed changes to the referenced Chapters 4, 5 and 19 within the Land Development Code (LDC) are in conformance with the Arapahoe County Comprehensive Plan.

2. Arapahoe County has the authority to amend provisions of the LDC as proposed by this revision.

3. Modifications proposed comply with the applicable LDC Amendment policies and procedures as set forth in the LDC, including public notification requirements. Notice was provided in both the Villager and the I-70 Scout newspapers.

4. The proposed changes promote the public health, safety, and welfare of the unincorporated county.

IV. STAFF RECOMMENDATION

In the event that the Planning Commission concurs with the Staff's findings, as stated above, and wishes to forward a recommendation for Approval of the amendment to Chapters 4, 5 and 19, as proposed or with changes, Staff has recommended the following Conditions of Approval:

1. Minor modifications to the text identified as necessary are required prior to incorporation of this Amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text.

2. Modifications to Chapters 4, 5 and 19 of the Land Development Code will be effective and integrated into the existing Code upon approval by the Board of County Commissioners following a public hearing.

V. DRAFT MOTIONS

A. Motion for Approval as Submitted:

In the case of W15-003 – Land Development Code Amendment to amend Chapters 4, 5 and 19 to address Seasonal Farm and Ranch Events, the Planning Commission has read the proposed code amendment and staff report and has considered additional information presented during the public hearing. We find ourselves in agreement with Staff findings one (1) through four (4) set forth in the Staff report dated April 8, 2016, and recommend that the Board of County Commissioners **approve the amendment as submitted, including retaining and modifying the definition of Rodeo**, with the following two (2) conditions of approval:

1. Minor modifications to the text identified as necessary are required prior to incorporation of this Amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text.
2. Modifications to Chapters 4, 5 and 19 of the Land Development Code will be effective and integrated into the existing Code upon approval by the Board of County Commissioners following a public hearing.

B. Motion for Approval with Changes:

In the case of W15-003 – Land Development Code Amendment to amend Chapters 4, 5 and 19 to address Seasonal Farm and Ranch Events, the Planning Commission has read the proposed code amendment and staff report and has considered additional information presented during the public hearing. We find ourselves in agreement with Staff findings one (1) through four (4) set forth in the Staff report dated April 8, 2016, and recommend that the Board of County Commissioners **approve the amendment with the following changes** and with the following two (2) conditions of approval:

Changes to the proposed text:

1. *Changes should be read as part of the motion to approve. The Planning Commission may generally note the changes to be accomplished and direct staff to modify the text with language determined to accomplish the intended purpose prior to forwarding the recommendation to the BOCC.*
2. *….*

Conditions of Approval: *Any changes to the following conditions should be stated as part of the motion.*

1. Minor modifications to the text identified as necessary are required prior to incorporation of this Amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text.

2. Modifications to Chapter 4, 5 and 19 of the Land Development Code will be effective and integrated into the existing Code upon approval by the Board of County Commissioners following a public hearing.

C. Motion for Denial:

In the case of W15-003 – Land Development Code Amendment to amend Chapters 4, 5 and 19 to address Seasonal Farm and Ranch Events, the Planning Commission has read the proposed code amendment and staff report and has considered additional information presented during the public hearing. We do not find ourselves in agreement with Staff findings set forth in the Staff report dated April 8, 2016, and therefore recommend the Board of County Commissioners **deny** the application **based on the following findings:**

1. *As part of the motion, state new or amended findings to support a motion for denial.*

D. Motion to Continue:

In the case of W15-003 – Land Development Code Amendment to amend Chapters 4, 5 and 19 to address Seasonal Farm and Ranch Events, I move to **continue** the [public hearing for] [action on] this item to [Date, 2016], date certain, 6:30 p.m., at this same location, [to obtain additional information] [to further consider information presented during the public hearing].

Attachments

- Proposed text revisions to the Arapahoe County Land Development Code, Chapters 4, 5 and 19, including updated revision to the definition of Rodeo – Red-lined to show changes from currently adopted text.
- Proposed text revisions – Clean copy as proposed to be amended.

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 Phase II Outside Referral Routing Form

Subject: W15-003 LDC Update Chapter 4, 5 & 19 Seasonal Farm and Ranch Events
Planner: Jason Reynolds Current Planning Program Manager, Tammy King, Zoning Administrator
Date: 12 February 2016
Date to be Returned: 11 March 2016

Processed By Planning Staff:

☐	ACCORD WEST	
☐	ACWWA/MERRICK	
X	ADAMS CTY PLANNING	
☐	AIRPORT OR MILITARY BASE	
X	ARAPAHOE CTY ASSESSOR	KAREN HART
X	ARAPAHOE CTY ATTORNEY	TOM MCNISH
X	ARAPAHOE CTY ENGINEERING	
☐	ARAPAHOE CTY MAPPING	PAT HUBERT
☐	ARAPAHOE CTY OIL & GAS	DIANE KOCIS
☐	ARAPAHOE CTY OPEN SPACE	
☐	ARAPAHOE CTY PLANNING	
X	ARAPAHOE CTY SHERIFF	BRIAN MCKNIGHT
☐	ARAPAHOE CTY WEED CTRL	RUSS JOHNSON
X	ARAPAHOE CTY ZONING	TAMMY KING
☐	ARAPAHOE LIBRARY	
X	ARAPAHOE PARK & REC DISTRICT	
☐	AURORA CENTERTECH METRO DIST	
X	AURORA FIRE	
X	AURORA PLANNING	
X	AURORA SCHOOL DIST 28J	
X	BENNETT FIRE PROTECTION	
	BENNETT PLANNING	
☐	BENNETT PO	
X	BENNETT SCHOOL DISTRICT	
☐	BIJOU TELEPHONE CO-OP	
☐	BOARD OF VET MEDICINE- STATE OF COLORADO	
X	BOW MAR PLANNING	
☐	BUCKLEY AIR BASE	
X	BYERS BUS DEV COUNCIL	
X	BYERS FIRE DIST 9	
X	BYERS PARK & REC	
☐	BYERS PO	
X	BYERS SCHOOL DIST 32J	
X	BYERS W&S	
X	CASTLEWOOD W&S	
X	CCBWQA- CHERRY CREEK BASIN WATER	
X	CCVW&S- CHERRY CREEK VALLEY W&S	
☐	CDOT-DEPT OF TRANSPORTATION EAST 1	
☐	CDOT-DEPT OF TRANSPORTATION REG 6	
☐	CENCON PLANS REVIEW	

☐	CENTENNIAL 25 METRO DIST	
☐	CENTENNIAL AIRPORT	
☐	CENTENNIAL AIRPORT CTR OA	
☐	CENTENNIAL DOWNS METRO	
☐	CENTENNIAL E CORP CTR ARC	
X	CENTENNIAL PLANNING	
☐	CENTURYLINK	
☐	CHAPPARAL METRO DIST	
☐	CHERRY CREEK BUS CTR ARC	
X	CHERRY CREEK SCHOOL DIST	
X	CHERRY CREEK STATE PK	
X	CHERRY CREEK VILLAGE W&S	
X	CHERRY CREEK VISTA PARK & REC	
X	CHERRY HILLS VILLAGE PLANNING	
X	COLORADO DIV OF WATER RES- STATE ENG	
X	COLORADO PARKS AND WILDLIFE	
☐	CGS- COLORADO GEOLOGICAL SURVEY	
X	COLUMBINE VALLEY PLANNING	
X	COMANCHE CROSSING METRO DIST	
☐	CONOCO PHILIPS PIPELINE- AMARILLO	
☐	COPPERLEAF METRO DIST 1-9	
☐	COTTONWOOD METRO DIST	
X	CUNNINGHAM FIRE	
☐	DEER TRAIL CONS DIST	
X	DEER TRAIL FIRE	
X	DEER TRAIL PLANNING	
☐	DEER TRAIL PO	
X	DEER TRAIL SCHOOL 26J	
X	DENVER PLANNING CPD	
☐	DENVER P.O. GROWTH COORDINATOR	ERLINDA MARTINEZ
☐	DENVER S. ECONOMIC DEVELOPMENT COUNCIL	
X	DENVER WATER	
X	DEPT OF HEALTH & ENV -STATE OF CO	
☐	DIA	
☐	DIVISION OF OIL & PUBLIC SAFETY	
☐	DIVISON OF REAL ESTATE- CO	
X	DIVISION OF WATER RESOURCES STATE ENGINEER	
☐	DOUGLAS CTY ENGINEERING	
X	DOUGLAS CTY PLANNING	
☐	DOVE VALLEY METRO DIST	
☐	DOVE VALLEY BUS PK ARC	
☐	DRCOG DENVER REGIONAL COUNCIL OF GOVTS	

☐	E-470 PUBLIC HWY AUTH	
X	ECCVW&S-EAST CHERRY CRK VALLEY W&S	
☐	EAST ARAPAHOE METRO DIST	
☐	EASTERN ADAMS CO METRO DIST	
X	EAST END ADVISORY-HOLLINGSWORTH	
X	EAST END ADVISORY-GARIN	
X	EAST END ADVISORY-COOK	
X	EAST END ADVISORY-CRISMON	
X	EAST END ADVISORY-KROH	
☐	EAST SMOKY HILL METRO DIST	
X	ELBERT CTY PLANNING	
X	ENGLEWOOD PLANNING	
☐	ENGLEWOOD PO	
X	ENGLEWOOD SCHOOL DIST	
X	ENGLEWOOD W&S	
☐	ENGLEWOOD CITY UTILITIES	
X	FOUR SQ MILE AREA	
X	FOXFIELD PLANNING	
☐	FRONT RANGE AIRPORT	
X	GLENDALE FIRE PREVENTION	
X	GLENDALE PLANNING	
☐	GOLDSMITH GULCH SANITATION	
☐	GOLDSMITH METRO DIST	
☐	GREENWOOD S METRO DIST	
X	GREENWOOD VILLAGE PLANNING	
X	HAVANA W&S	
☐	HIGHLAND PK METRO	
X	HI-LIN W&S	
☐	HILLS AT CHERRY CRK METRO DIST	
X	HOLLY HILLS W&S	
X	INVERNESS W&S AND METRO DIST	
☐	IREA	
☐	IPACC ARC	
X	JEFFERSON CTY PLANNING	
☐	KINGS POINT METRO DIST	
☐	LANDMARK METRO DIST	
X	LITTLETON FIRE DIST	
X	LITTLETON PLANNING	
☐	LITTLETON PO	
X	LITTLETON SCHOOL DIST 6	
☐	LIVERPOOL METRO DIST	
X	LONE TREE PLANNING	
☐	LOST CRK GROUNDWATER MGMT	
☐	NORTH KIOWA BIJOU GROUNDWATER DIST	
☐	OIL AND PUBLIC SAFETY	
☐	PANORAMA METRO DIST	
☐	PANORAMA PK ARC	
☐	PARKER JORDAN METRO DIST	

X	PARKER PLANNING	
☐	PARKER REC DIST	
☐	PINEY CRK VIL METRO DIST	
☐	RTD	
☐	RANGEVIEW METRO DIST	
X	REAP – I-70 CORRIDOR	JACK KEEVER
X	REAP-	MATT REAY
☐	RACQ-REGIONAL AIR QUALITY COUNCIL	
X	SABLE ALTURA FIRE	
X	SEMSWA	
X	SHERIDAN FIRE	
X	SHERIDAN PLANNING	
X	SHERIDAN SCHOOL	
X	SKYLINE FIRE	
☐	SMOKY HILL METRO DIST	
X	SOUTH ARAPAHOE SANITATION	
X	SOUTH ENGLEWOOD SANITATION	
X	SOUTH METRO DENVER CHAMBER OF COMMERCE	
X	SOUTH METRO FIRE	
X	SOUTH SUBURBAN PARKS & REC	
☐	SOUTHEAST PUBLIC IMPROVEMENT METRO DIST	
☐	SOUTHGATE AT CENTENNIAL METRO	
X	SOUTHGATE W&S	
X	SOUTHWEST METRO W&S	
☐	STATE LAND BOARD	
X	STRASBURG FIRE	
X	STRASBURG SCHOOL 31J	
X	STRASBURG PARKS & REC	
☐	STRASBURG PO	
☐	SUBURBAN METRO DIST	
X	TRI-COUNTY HEALTH	
☐	U.S. ARMY CORPS OF ENGINEERS	
☐	UNION PACIFIC	
X	URBAN DRAINAGE	
☐	VERMILLION CREEK METRO	
☐	WASHINGTON COUNTY PLANNING	
X	WELD COUNTY PLANNING	
☐	WEST ARAPAHOE CONSERVATION DIST	
☐	WILLOW TRACE METRO	
X	WILLOWS WATER DIST	
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Homeowners Associations

☐	ALTON PARK	
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☐	SAXONY HOA	
☐	TUSCANY SOUTH MA	
☐	VINTAGE EAST	
☐	WIND STREAM CONDO	
☐	WINDSONG CONDO	

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.

(PLEASE CALL IF QUESTIONS 720-874-6650)

	COMMENTS:	SIGNATURE
☐	Have **NO** comments to make on the case as submitted	
☐	Have the following comments to make related to the case:	

~~Strikethrough = Verbiage Remove~~
Underline = New Verbiage Added

CHAPTER 4: AGRICULTURAL ZONE DISTRICTS – A-E & A-1

~~**Rodeo**~~	~~**SEU**~~	~~**SEU**~~
Seasonal Farming or Ranching Events **(non-commercial)**	P	P
Seasonal Farming or Ranching Events (commercial or involving 100 or more persons in attendance	**TUP**	**TUP**

CHAPTER 5: RURAL RESIDENTIAL ZONE DISTRICTS – A-2, R-A & R-E

~~**Rodeo**~~	~~**SEU**~~	~~**SEU**~~	~~**NP**~~
Seasonal Farming or Ranching Events **(commercial or non-commercial)**	NP	NP	NP

CHAPTER 19 DEFINITIONS

19-100 RULES OF CONSTRUCTION

A. The particular controls the general.
B. The word "building" shall mean the word "structure."
C. The word "used" shall include "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," or "intended to be used."
D. Additional definitions are found in this document within subsections of the Zoning Resolution.

19-200 DEFINITIONS

RODEO. An event comprising of activities for competition, entertainment or display of skills, including, but not limited to, horseback riding, bronco riding, steer wrestling, calf roping and/or riding, bulldogging, ~~steer tailing, horse tripping,~~ and barrel racing. Horse racing is not considered a rodeo activity. ~~User fees, dues, admission fees, or other compensation may be paid, but compensation is not a required element to define an event as a rodeo. Food and/or alcohol may be bought or sold on the premises, subject to meeting any State or local health and safety regulations and/or licensing requirements. Steer tailing and/or horse tripping are prohibited within unincorporated Arapahoe County.~~

SEASONAL FARMING OR RANCHING EVENTS (non-commercial). Events related to or occurring in the course of farming and ranching, and which may take place during, or be related to, a particular season. Uses may include but not be limited to: rodeos, ancillary sales and previewing of livestock, horse racing, and training or practice events. No user fees, dues, admission fees, or other compensation may be charged for attendance at or participation in the Event, nor may any commercial sale of food, beverages, or goods occur at the Event; otherwise, the Event shall comply with all requirements for a Temporary Use as provided in the Arapahoe County Land Development Code and a Temporary Use Permit issued in accordance with the Land Development Code shall be required for the Event is commercial and requires a temporary use permit. Further if it is anticipated that 100 or more persons will be in attendance at the Event as spectators and participants, the Event is deemed commercial and requires a Temporary Use Permit be first issued under the land Development Code.

SEASONAL FARMING OR RANCHING EVENTS (commercial). Events related to or occurring in the course of farming and ranching, and which may take place during, or be related to, a particular season. Uses may include but not be limited to: rodeos, ancillary sales and previewing of livestock, horse racing, and training or practice events. User fees, dues, admission fees, or other compensation may be charged for attendance at or participation in the Event and the commercial sale of food, beverages, or goods may occur at the Event. Attendance of spectators and participants may exceed 100 or more persons. Such commercial Event shall comply with all requirements for a Temporary Use as provided in the Arapahoe County Land Development Code and a Temporary Use Permit issued in accordance with the Land Development Code shall be required for the Event. Food, beverage or alcoholic drink sales at an Event are also subject to applicable State or local health, safety, and/or licensing requirements.

CHAPTER 4: AGRICULTURAL ZONE DISTRICTS – A-E & A-1

Seasonal Farming or Ranching Events (non-commercial)	P	P
Seasonal Farming or Ranching Events (commercial or involving 100 or more persons in attendance	TUP	TUP

CHAPTER 5: RURAL RESIDENTIAL ZONE DISTRICTS – A-2, R-A & R-E

Seasonal Farming or Ranching Events (commercial or non-commercial)	NP	NP	NP

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ARAPAHOE COUNTY PLANNING COMMISSIONERS
PUBLIC HEARING
19 April 2016
6:30 PM

W15-004 Land Development Code Addition of Section 12-2500 Septage and Sewage Regulations

Tammy King, Zoning Administrator April 8, 2016

PROPOSAL:
Planning Staff proposes to add Section 12-2500 to better define parameters and thresholds for Septage and Sewage Land Application Regulations.

STAFF RECOMMENDATION:
Staff recommends approval of Case Number W15-004 based on the findings outlined in this staff report and with the conditions as noted.

I. BACKGROUND INFORMATION

This County-initiated application is to add a new Section 12-2500 Septage and Sewage Land Application Regulations to Chapter 12, Specific Regulations, within the Arapahoe County Land Development Code to provide definitions, thresholds and requirements to better address the concerns we have received in recent years on land application practices involving septage and sewage, occurring primarily in the east county. Definitions may, at staff discretion, be relocated to Chapter 19 Definitions.

II. DISCUSSION AND FINDINGS

Staff reviewed this application for compliance with the Comprehensive Plan and Zoning Regulations and reviewed all background activity and comments from referral agencies. A summary of the analysis is as follows:

1. Comprehensive Plan and Align Arapahoe:

The revisions proposed are consistent with the purpose and direction of the Comprehensive Plan in that these revisions provide additional language to guide development within the County, specifically meeting Strategy GM 2.2(a) within Growth Management – Promote Coordinated Regional Planning, which provides direction to Amend the County's Development Regulations to Achieve Consistency with the Comprehensive Plan.

The proposed Code revisions are also consistent with the Comprehensive Plan Goals within Natural and Cultural Resources and the Environment, NCR 1 – Conserve Natural Areas and Resources and NCR 3 – Conserve Water Resources and Maintain High Water Quality, and the additional goals associated with these policies, in that the proposed addition to the Land Development Code will serve to protect and maintain environmental and water quality.

The proposed amendment promotes the "quality of life" Align Arapahoe goal by addressing uses that may be appropriate within the unincorporated county and by prohibiting uses where impacts would be difficult to mitigate and by working to provide a safe environment and high standard of water quality.

2. Referrals:

Staff sent out referral letters to the attached list of referral agencies and other stakeholders, requesting that referral responses be submitted during the comment period from February 12, 2016 to March 11, 2016. Comments are summarized below and, unless a response of "No comment" was provided, are attached to this staff report.

REFERRAL COMMENTS RECEIVED FOR W15-004

Tri-County Health Department	Supports the proposed regulation prohibiting land application of septage while continuing to allow the application of bio-solids where a permit is issued by Colorado Dept. of Public Health and Environment (CDPHE).
Cherry Creek Basin Water Quality Authority	Reviewed for point source and non-point source pollutant impacts and water quality considerations in the Cherry Creek watershed. Concern that term "land application" may be too broad and recommends specifying that "reclaimed water uses" authorized under Regulation 84 (5 CCR 1002-84) are excluded from this regulation. *Note: County staff has not incorporated this recommendation into the proposed regulation. Septage, as defined, would not include treated, "reclaimed water."*
East Arapahoe Advisory Planning Commission – Janet Cook	Supports the regulation as a good start, but has concerns about the continued allowance for bio-solids application even with a CDPHE permit and provides references for further study and evaluation. *Note: County staff has not further modified the regulation related to bio-solids application.*
Douglas County Community Development Department	No comment, appreciates opportunity to review.
City of Centennial Community Development Department	No comment, appreciates opportunity to review.
City/County of Denver, Fire Department	No reservations to the application for amendment.
Town of Bennett, Fire and Rescue	No comment, does not affect operations.
South Arapahoe Sanitation District (SASD)	No comment.
Xcel Energy Right-of-Way	No comment.
Natural Resource Conservation Service, USDA	NRCS has worked with Tri-County Health Dept. to develop an informational flyer on this topic. More information is available from TCHD.
Arapahoe County Engineering Services Division, PWD	No comment on the proposed amendment.

III. STAFF FINDINGS

Staff has reviewed the proposal and supporting documentation as well as referral comments, as detailed in this report. Based on review of applicable goals and policies as stated in the Comprehensive Plan, staff finds:

1. The proposed addition of the referenced Section 12-2500 within the Land Development Code (LDC) appears to be in conformance with the Arapahoe County Comprehensive Plan.

2. Arapahoe County has the authority to amend provisions of the LDC as proposed by this revision.

3. Modifications proposed comply with the applicable LDC Amendment policies and procedures as set forth in the LDC including public notification requirements. Notice was provided in both the Villager and the I-70 Scout newspapers.

4. The proposed changes promote the public health, safety, and welfare of the unincorporated county.

IV. STAFF RECOMMENDATION

In the event that the Planning Commission concurs with the Staff's findings, as stated above, and wishes to forward a recommendation for Approval of the addition of Section 12-2500, as proposed or with changes, Staff has recommended the following Conditions of Approval:

1. Minor modifications to the text identified as necessary are required prior to incorporation of this Amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text and may relocate definitions to Chapter 19.
2. Modifications to Section 12-2500 of the Land Development Code will be effective and integrated into the existing Code upon approval by the Board of County Commissioners following a public hearing.

V. DRAFT MOTIONS

A. Motion for Approval as Submitted:

In the case of W15-004 – Land Development Code Amendment, Chapter 12 Specific Regulations, addition of Section 12-2500, Septage and Sewage Land Application Regulations, the Planning Commission has read the proposed code amendment and staff report and has considered additional information presented during the public hearing. We find ourselves in agreement with Staff findings one (1) through four (4) set forth in the Staff report dated April 8, 2016, and recommend that the Board of County Commissioners **approve the amendment as submitted**, with the following two (2) conditions of approval:

1. Minor modifications to the text identified as necessary are required prior to incorporation of this Amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text and may relocate definitions to Chapter 19.

2. Modifications to Section 12-2500 of the Land Development Code will be effective and integrated into the existing Code upon approval by the Board of County Commissioners following a public hearing.

B. Motion for Approval with Changes:

In the case of W15-004 – Land Development Code Amendment, Chapter 12 Specific Regulations, addition of Section 12-2500, Septage and Sewage Land Application Regulations, the Planning Commission has read the proposed code amendment and staff report and has considered additional information presented during the public hearing. We find ourselves in agreement with Staff findings one (1) through four (4) set forth in the Staff report dated April 8, 2016, and recommend that the Board of County Commissioners **approve the amendment with the following changes** and with the following two (2) conditions of approval:

Changes to the proposed text:

1. *Changes to the text should be read as part of the motion to approve. The Planning Commission may note the nature of the change to be made and direct staff to finalize text prior to the hearing before the Board of County Commissioners.*
2. *….*

Conditions of Approval:

1. Minor modifications to the text identified as necessary are required prior to incorporation of this Amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text and may relocate definitions to Chapter 19.
2. Modifications to Section 12-2500 of the Land Development Code will be effective and integrated into the existing Code upon approval by the Board of County Commissioners following a public hearing.

C. Motion for Denial:

In the case of W15-004 – Land Development Code Amendment, Chapter 12 Specific Regulations, addition of Section 12-2500, Septage and Sewage Land Application Regulations, the Planning Commission has read the proposed code amendment and staff report and has considered additional information presented during the public hearing. We do not find ourselves in agreement with Staff findings set forth in the Staff report dated April 8, 2016, and therefore recommend the Board of County Commissioners **deny** the application **based on the following findings:**

1. *State new or amended findings to support a motion for denial as part of the motion.*

D. Motion to Continue:

In the case of W15-004 – Land Development Code Amendment, Chapter 12 Specific Regulations, addition of Section 12-2500 Septage and Sewage Land Application Regulations, I move to **continue** the [public hearing for] [action on] this item to [Date,

2016], date certain, 6:30 p.m., at this same location [to obtain additional information] [to further consider information presented during the public hearing].

Attachments

- Proposed text revisions to the Arapahoe County Land Development Code, Section 12-2500
- List of referral agencies contacted
- Referral letters received for W15-004

~~Strikethrough = Verbiage Remove~~
Underline = New Verbiage Added

Proposed Septage Regulations:
Chapter 12 Amendment

Section 12-2500, Septage and Sewage Land Application Regulations

12-2500.01 Purpose

The purpose and intent of this regulation is to prohibit the land application of septage or sewage in all zone districts in the unincorporated territory of Arapahoe County, while allowing the land application of biosolids when and where authorized by a current and valid permit issued by the Colorado Department of Public Health and Environment.

12-2500.02 (or Chapter 19) Definitions

A. **"Biosolids" means the accumulated treated residual product resulting from a domestic wastewater treatment works. Biosolids does not include grit or screenings from a wastewater treatment works or commercial and industrial septage or on-site wastewater treatment systems regulated under Article 10 of Title 25 of the Colorado Revised Statues, as amended. Biosolids does not include any septage or sewage as defined in these regulations. Reference CRS 25-8-103(1.4).**

B. **"Land application" means the application of septage, sewage, or biosolids to land for agricultural use as a source of macro- or micronutrients, organic matter or other beneficial properties as a soil conditioner for the facilitation of vegetative growth.**

C. **"Septage" means a liquid or semisolid that includes normal household wastes, human excreta, and animal or vegetable matter in suspension or solution generated from a residential septic tank system. Reference CRS 25-10-103(17). Septage for purposes of the prohibition against the land application of septage specified in these Regulations also includes any residual product from commercial or industrial septic tank systems, and chemical toilets, vaults, and vehicular or trailer holding tanks.**

D. **"Septic Tank" means a watertight, accessible, covered receptacle designed and constructed to receive sewage from a building sewer, settle solids from the liquid, digest organic matter, store digested solids through a period of retention, and allow the clarified liquids to discharge to other treatment units for final disposal. Reference CRS 25-10-103(18).**

E. "Sewage" means a combination of liquid wastes that may include chemicals, household wastes, human excreta, animal or vegetable matter in suspension or solution, and other solids in suspension or solution, and that are discharged from a dwelling, building, or other establishment. Reference 25-10-103(19).

12-2500.03 Prohibition of the Land Application of Septage or Sewage

A. The land application of septage or sewage is prohibited in all zone districts in the unincorporated territory of Arapahoe County.

B. The land application of biosolids for agricultural use within the unincorporated territory of Arapahoe County is permitted in accordance with a current and valid permit issued by the Colorado Department of Public Health and Environment, Division of Water Quality in accordance with Regulation No. 64, Biosolids Regulations, 5 CCR § 1002-64.

12-2500.04 Violations

The County, through its Zoning Administrator, may enforce the provisions of this Article and the terms, requirements and conditions of a biosolids permit through methods included in this Code or through Colorado State Statute or such other methods lawfully adopted by resolution or ordinance.

12-2500.05 Application to Existing Uses

Notwithstanding any provisions of Chapter 11 of the Land Development Code (Nonconformities), the prohibition against the land application of septage and sewage contained in this Section 12-2500 applies to all properties within unincorporated Arapahoe County, including those properties for which septage or sewage has been applied or for which such use was in existence prior to the adoption of this Section 12-2500, including any amendments thereto.

Arapahoe County
Colorado's First

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 Phase II Outside Referral Routing Form

Subject: W14-004 LDC Update Septage and Sewage Application Chapter Section 12-2500
Planner: Jason Reynolds, Current Planning Program Manager; Tammy King, Zoning Administrator
Date: 12 February 2016
Date to be Returned: 11 March 2016

Processed By Planning Staff:

☐	ACCORD WEST	
☐	ACWWA/MERRICK	
X	ADAMS CTY PLANNING	
☐	AIRPORT OR MILITARY BASE	
X	ARAPAHOE CTY ASSESSOR	KAREN HART
X	ARAPAHOE CTY ATTORNEY	TOM MCNISH
X	ARAPAHOE CTY ENGINEERING	
☐	ARAPAHOE CTY MAPPING	PAT HUBERT
☐	ARAPAHOE CTY OIL & GAS	DIANE KOCIS
☐	ARAPAHOE CTY OPEN SPACE	
☐	ARAPAHOE CTY PLANNING	
X	ARAPAHOE CTY SHERIFF	BRIAN MCKNIGHT
☐	ARAPAHOE CTY WEED CTRL	RUSS JOHNSON
X	ARAPAHOE CTY ZONING	TAMMY KING
☐	ARAPAHOE LIBRARY	
X	ARAPAHOE PARK & REC DISTRICT	
☐	AURORA CENTERTECH METRO DIST	
X	AURORA FIRE	
X	AURORA PLANNING	
X	AURORA SCHOOL DIST 28J	
X	BENNETT FIRE PROTECTION	
	BENNETT PLANNING	
☐	BENNETT PO	
X	BENNETT SCHOOL DISTRICT	
☐	BIJOU TELEPHONE CO-OP	
☐	BOARD OF VET MEDICINE- STATE OF COLORADO	
X	BOW MAR PLANNING	
☐	BUCKLEY AIR BASE	
X	BYERS BUS DEV COUNCIL	
X	BYERS FIRE DIST 9	
X	BYERS PARK & REC	
☐	BYERS PO	
X	BYERS SCHOOL DIST 32J	
X	BYERS W&S	
X	CASTLEWOOD W&S	
X	CCBWQA- CHERRY CREEK BASIN WATER	
X	CCVW&S- CHERRY CREEK VALLEY W&S	
☐	CDOT-DEPT OF TRANSPORTATION EAST 1	
☐	CDOT-DEPT OF TRANSPORTATION REG 6	
☐	CENCON PLANS REVIEW	

☐	CENTENNIAL 25 METRO DIST	
☐	CENTENNIAL AIRPORT	
☐	CENTENNIAL AIRPORT CTR OA	
☐	CENTENNIAL DOWNS METRO	
☐	CENTENNIAL E CORP CTR ARC	
X	CENTENNIAL PLANNING	
☐	CENTURYLINK	
☐	CHAPPARAL METRO DIST	
☐	CHERRY CREEK BUS CTR ARC	
X	CHERRY CREEK SCHOOL DIST	
X	CHERRY CREEK STATE PK	
X	CHERRY CREEK VILLAGE W&S	
X	CHERRY CREEK VISTA PARK & REC	
X	CHERRY HILLS VILLAGE PLANNING	
X	COLORADO DIV OF WATER RES- STATE ENG	
X	COLORADO PARKS AND WILDLIFE	
☐	CGS- COLORADO GEOLOGICAL SURVEY	
X	COLUMBINE VALLEY PLANNING	
X	COMANCHE CROSSING METRO DIST	
☐	CONOCO PHILIPS PIPELINE- AMARILLO	
☐	COPPERLEAF METRO DIST 1-9	
☐	COTTONWOOD METRO DIST	
X	CUNNINGHAM FIRE	
☐	DEER TRAIL CONS DIST	
X	DEER TRAIL FIRE	
X	DEER TRAIL PLANNING	
☐	DEER TRAIL PO	
X	DEER TRAIL SCHOOL 26J	
X	DENVER PLANNING CPD	
☐	DENVER P.O. GROWTH COORDINATOR	ERLINDA MARTINEZ
☐	DENVER S. ECONOMIC DEVELOPMENT COUNCIL	
X	DENVER WATER	
X	DEPT OF HEALTH & ENV -STATE OF CO	
☐	DIA	
☐	DIVISION OF OIL & PUBLIC SAFETY	
☐	DIVISON OF REAL ESTATE- CO	
X	DIVISION OF WATER RESOURCES STATE ENGINEER	
☐	DOUGLAS CTY ENGINEERING	
X	DOUGLAS CTY PLANNING	
☐	DOVE VALLEY METRO DIST	
☐	DOVE VALLEY BUS PK ARC	
☐	DRCOG DENVER REGIONAL COUNCIL OF GOVTS	

☐	E-470 PUBLIC HWY AUTH	
X	ECCVW&S-EAST CHERRY CRK VALLEY W&S	
☐	EAST ARAPAHOE METRO DIST	
☐	EASTERN ADAMS CO METRO DIST	
X	EAST END ADVISORY-HOLLINGSWORTH	
X	EAST END ADVISORY-GARIN	
X	EAST END ADVISORY-COOK	
X	EAST END ADVISORY-CRISMON	
X	EAST END ADVISORY-KROH	
☐	EAST SMOKY HILL METRO DIST	
X	ELBERT CTY PLANNING	
X	ENGLEWOOD PLANNING	
☐	ENGLEWOOD PO	
X	ENGLEWOOD SCHOOL DIST	
X	ENGLEWOOD W&S	
☐	ENGLEWOOD CITY UTILITIES	
X	FOUR SQ MILE AREA	
X	FOXFIELD PLANNING	
☐	FRONT RANGE AIRPORT	
X	GLENDALE FIRE PREVENTION	
X	GLENDALE PLANNING	
☐	GOLDSMITH GULCH SANITATION	
☐	GOLDSMITH METRO DIST	
☐	GREENWOOD S METRO DIST	
X	GREENWOOD VILLAGE PLANNING	
X	HAVANA W&S	
☐	HIGHLAND PK METRO	
X	HI-LIN W&S	
☐	HILLS AT CHERRY CRK METRO DIST	
X	HOLLY HILLS W&S	
X	INVERNESS W&S AND METRO DIST	
☐	IREA	
☐	IPACC ARC	
X	JEFFERSON CTY PLANNING	
☐	KINGS POINT METRO DIST	
☐	LANDMARK METRO DIST	
X	LITTLETON FIRE DIST	
X	LITTLETON PLANNING	
☐	LITTLETON PO	
X	LITTLETON SCHOOL DIST 6	
☐	LIVERPOOL METRO DIST	
X	LONE TREE PLANNING	
☐	LOST CRK GROUNDWATER MGMT	
☐	NORTH KIOWA BIJOU GROUNDWATER DIST	
☐	OIL AND PUBLIC SAFETY	
☐	PANORAMA METRO DIST	
☐	PANORAMA PK ARC	
☐	PARKER JORDAN METRO DIST	

X	PARKER PLANNING	
☐	PARKER REC DIST	
☐	PINEY CRK VIL METRO DIST	
☐	RTD	
☐	RANGEVIEW METRO DIST	
X	REAP – I-70 CORRIDOR	JACK KEEVER
X	REAP-	MATT REAY
☐	RACQ-REGIONAL AIR QUALITY COUNCIL	
X	SABLE ALTURA FIRE	
X	SEMSWA	
X	SHERIDAN FIRE	
X	SHERIDAN PLANNING	
X	SHERIDAN SCHOOL	
X	SKYLINE FIRE	
☐	SMOKY HILL METRO DIST	
X	SOUTH ARAPAHOE SANITATION	
X	SOUTH ENGLEWOOD SANITATION	
X	SOUTH METRO DENVER CHAMBER OF COMMERCE	
X	SOUTH METRO FIRE	
X	SOUTH SUBURBAN PARKS & REC	
☐	SOUTHEAST PUBLIC IMPROVEMENT METRO DIST	
☐	SOUTHGATE AT CENTENNIAL METRO	
X	SOUTHGATE W&S	
X	SOUTHWEST METRO W&S	
☐	STATE LAND BOARD	
X	STRASBURG FIRE	
X	STRASBURG SCHOOL 31J	
X	STRASBURG PARKS & REC	
☐	STRASBURG PO	
☐	SUBURBAN METRO DIST	
X	TRI-COUNTY HEALTH	
☐	U.S. ARMY CORPS OF ENGINEERS	
☐	UNION PACIFIC	
X	URBAN DRAINAGE	
☐	VERMILLION CREEK METRO	
☐	WASHINGTON COUNTY PLANNING	
X	WELD COUNTY PLANNING	
☐	WEST ARAPAHOE CONSERVATION DIST	
☐	WILLOW TRACE METRO	
X	WILLOWS WATER DIST	
☐	XCEL ENERGY	

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☐	WIND STREAM CONDO	
☐	WINDSONG CONDO	

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.

(PLEASE CALL IF QUESTIONS 720-874-6650)

	COMMENTS:	SIGNATURE
☐	Have **NO** comments to make on the case as submitted	
☐	Have the following comments to make related to the case:	

Tri-County Health Department

March 1, 2016

Tammy King
Arapahoe County Planning Division
6924 South Lima Street
Centennial, CO 80112

RE: Proposed Land Development Code Amendment
Septage and Sewage Land Application Regulations, #W15-0004
TCHD Case #3806

Dear Ms. King:

Thank you for the opportunity to review and comment on the proposed addition of Section 12-2500 Septage and Sewage Land Application Regulations to the Arapahoe County Land Development code. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the amendment, TCHD has the following comments.

TCHD supports the efforts of Arapahoe County to address the land application of septage in unincorporated Arapahoe County. It is the position of TCHD that, if properly regulated, land application of septage can provide benefits to those served by On-Site Wastewater Treatment Systems (OWTS), in terms of reduced pumping costs, the landowner in terms of soil amendments, and the business owner who applies the septage. However, the improper application of septage can result in negative public health and environmental impacts. TCHD concurs with Arapahoe County's decision to prohibit the land application of septage while allowing the land application of biosolids in unincorporated Arapahoe County.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

Michael Weakley
Water Program Supervisor

CC: Sheila Lynch, Steve Chevalier, TCHD

Cherry Creek Basin Water Quality Authority
8390 East Crescent Parkway, Suite 500
Greenwood Village, Colorado 80111
(P) 303.779.4525 (F) 303.773.2050

March 15, 2016

Ms. Tammy King
Zoning Administrator
Arapahoe County Public Works & Development
6924 S. Lima Street
Centennial, CO 80112

Subject: Land Development Code Amendment
Section 12-2500 Septage and Sewage Land Application Regulations
Case No. W15-004

Dear Ms. King:

Thank you for forwarding the proposed Land Development Code Amendment; Section 12-2500 Septage and Sewage Land Application Regulations for the Authority's review. The Cherry Creek Basin Water Quality Authority (Authority) has reviewed the subject document for point and non-point source pollutant impacts and water quality considerations in the Cherry Creek watershed.

Project Description:
Based on the submittal, it is the Authority's understanding that the purpose and intent of proposed Section 12-2500 Septage and Sewage Land Application Regulations is to prohibit the land application of septage or sewage in all zone districts in unincorporated Arapahoe County, while allowing the land application of biosolids when and where authorized by a current and valid permit issued by the Colorado Department of Public Health and Environment.

Referral Comments:
This referral was discussed by the Authority's Technical Advisory Committee (TAC) at its March meeting. The TAC noted that the term "land application" is often used broadly and may encompass "reuse" or "reclaimed water". It was further noted that land application of reclaimed water is permitted in accordance with a current and valid notice of authorization issued by the Colorado Department of Public Health and Environment, Division of Water Quality Control in accordance with Regulation No. 84, Reclaimed Water Control Regulation, 5 CCR §1002-84".

Section 12-2500, as proposed, doesn't specifically exclude reclaimed water uses authorized in accordance with Regulation 84 (5 CCR 1002-84).

The Authority recommends the proposed Arapahoe County Land Development Code Amendment; Section 12-2500 Septage and Sewage Land Application Regulations be amended to specifically exclude from its consideration or regulation, "reclaimed water" uses authorized in accordance with Regulation 84 (5 CCR 1002-84). This exclusion would distinguish the Regulation 84 Activities from those activities covered by the proposed amendments to the Land Development Code.

Cherry Creek Basin Water Quality Authority
8390 East Crescent Parkway, Suite 500
Greenwood Village, Colorado 80111
(P) 303.779.4525 (F) 303.773.2050

Respectively submitted,

James R. "Jim" Swanson, PE
For the Cherry Creek Basin Water Quality Authority

cc: Chuck Reid, Manager, CCBWQA

Janet Cook

6393 South Vanderhoof St
Bennett, Colorado 80102
303-681-7905
jcook6393@gmail.com

March 6, 2016

Arapahoe County Planning Division
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. W15-004

To Whom This May Concern:

It has long been felt that Unincorporated Arapahoe County has been a dumping zone for the county.

The proposed amendment to prohibit the land application of septage or sewage in all zone districts in the unincorporated territory of Arapahoe County is needed and a good start and should be adopted.

The continued application of biosolids, even if authorized by a current and valid permit issued by the Colorado Department of Public Health and Environment concerns me deeply. If you purchased fertilizer from a facility, you know exactly what ingredients and amounts are in each batch, bag, or truck. With each truck load of biosolids, what are the ingredients and at what level? Do you know? I don't.

Looking down the road with growth and the continued approval from the county to allow biosolids being applied to farm land, can you guarantee this is not a public health time bomb. An example of farm land being developed into subdivisions. What would be deposited in the soil? Just because a government agency approved it, is it safe for humans, livestock, and environment?

I found the following information about biosolids and it scares me!

Microbiolgist and EPA whistleblower, David. L. Lewis, has documented illness, death and livestock destruction traced to the use of biosolids. He also charges that the National Academy of Sciences, EPA, USDA, and other vested interests have expunged documentation and studies from reports in order to protect the EPA policy of using biosolids. Furthermore, Dr. Lewis charges that the emphasis on using biosolids in low-income urban and rural settings especially in the early years of "sludge magic" is an Environmental Injustice and human experimentation without informed consent. (1) (2)

- (1) Lewis DL, Gattie DK, Novak ME, Sanchez S, Pumphrey C. Interactions of pathogens and irritant chemicals in land-applied sewage sludges (biosolids). New Solut. 2002;12(4):409-23. https://www.researchgate.net/publication/6592060_Interactions_of_pathogens_and_irritant_chemicals_in_land-applied_sewage_sludge_biosolids

- David L. Lewis, PhD. Science for Sale: How the US Government Uses Powerful Corporations and Leading Universities to Support Government Policies, Silence Top Scientists, Jeopardize Our Health, and Protect Corporate Profits. Sky horse Publishing. 2014.Sincerely yours,

In closing, I hope you take this issue very serious and take the right steps.

Janet Cook

Eastern Arapahoe County Advisory Planning Commission

Tammy King

From: Jason Reynolds
Sent: Tuesday, March 22, 2016 8:49 AM
To: Tammy King
Subject: FW: Case No. W15-004 Referral

From: Michael Cairy [mailto:MCairy@douglas.co.us]
Sent: Monday, March 14, 2016 3:00 PM
To: LDC Rewrite
Subject: Case No. W15-004 Referral

Thank you for providing the Douglas County Department of Community Development with the opportunity to comment on the proposed amendments to the Arapahoe County Land Development Code concerning Section 12-2500 Septage and Sewage Land Application Regulations. Douglas County has no comment on the proposed amendment. Douglas County appreciates the opportunity to coordinate with you on issues of mutual interest.

Please feel free to contact me at 303-660-7460 with any questions.

Sincerely,

Michael Cairy | Zoning Compliance Manager
Douglas County Department of Community Development
Planning Services
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4353 **Main** | 303-660-7460
Email | mcairy@douglas.co.us

Tammy King

From: Jason Reynolds
Sent: Tuesday, March 22, 2016 8:50 AM
To: Tammy King
Subject: FW: Referral W15-004: Septage and Sewage Land Development Applications

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From: Michael Gradis [mailto:mgradis@centennialco.gov]
Sent: Wednesday, March 02, 2016 12:53 PM
To: LDC Rewrite
Subject: Referral W15-004: Septage and Sewage Land Development Applications

Dear Arapahoe County Planning,

The City of Centennial appreciates receiving referral request (W15-004) regarding proposed changes to the Arapahoe County LDC related to Septage and Sewage Land Development Applications.

The City has no comments on the proposed amendments.

Please let us know if you have any questions.

Sincerely,

Michael Gradis, AICP | Planner II
City of Centennial | Community Development
13133 E. Arapahoe Rd. Centennial, CO 80112
Direct (303) 754-3356
mgradis@centennialco.gov
CentennialCO.gov| Facebook | Twitter
Tell us how we're doing!

Tammy King

From: Chuck Haskins
Sent: Monday, February 29, 2016 3:14 PM
To: Tammy King
Subject: RE: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Tammy,

I have no comments on the code amendment.

Thanks

Chuck

Charles V. Haskins, PE, CFM
Engineering Services Division Mgr.
Arapahoe County Public Works and Development
6924 S. Lima St.
Centennial, CO 80112
chaskins@arapahoegov.com
(720)874-6500

From: Tammy King
Sent: Friday, February 19, 2016 3:59 PM
To: LDC Update Referral
Subject: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Tammy King
Zoning Administrator
6924 S Lima Street
Centennial, CO 80112
720-874-6711
(fax) 720-874-6611

A Great Attitude Becomes a Great Mood
Which Becomes A Great Day
Which Becomes A Great Year
Which Becomes A Great Life

www.arapahoegov.com

Take A Quick Survey

Tammy King

From: Gonzales, Joseph - DFD <Joseph.Gonzales@denvergov.org>
Sent: Friday, February 19, 2016 4:21 PM
To: Tammy King; LDC Update Referral
Cc: Saylor, Mimi - DFD
Subject: RE: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Ms. King –

Thank you for permitting Denver Fire to review this Septage and Sewer application. Denver Fire has no reservations to the application.

Have a safe weekend,

Joseph L. Gonzales | Division Chief | Fire Prevention
Denver Fire Department | City and County of Denver
720.913.3462 Phone | 720.913.3587 Fax
joseph.gonzales@denvergov..org

From: Tammy King [mailto:TKing@arapahoegov.com]
Sent: Friday, February 19, 2016 3:59 PM
To: LDC Update Referral <LDCUpdateRerferral@arapahoegov.com>
Subject: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Tammy King
Zoning Administrator
6924 S Lima Street
Centennial, CO 80112
720-874-6711
(fax) 720-874-6611

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Which Becomes A Great Day
Which Becomes A Great Year
Which Becomes A Great Life

www. arapahoegov. com

Take A Quick Survey

Tammy King

Subject: FW: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

From: Caleb J. Connor [mailto:CalebConnor@BennettFireRescue.org]
Sent: Saturday, February 20, 2016 8:20 AM
To: Tammy King
Cc: 'Earl Cumley'
Subject: RE: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Tammy,
It appears this doesn't really affect us? No comments on this one from the Fire District, thanks!

Captain Caleb J. Connor
Fire Marshal
Life Safety Division
Bennett Fire Protection District
303-644-3572 - Headquarters / 303-532-7733 - Direct
www.BennettFireRescue.org

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Tammy King

Subject: FW: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

From: Jennifer Chipman [mailto:JenniferChipman@KennedyJenks.com]
Sent: Monday, February 22, 2016 1:24 PM
To: Tammy King
Cc: Jodi Villa
Subject: RE: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Hi Tammy –
On behalf of South Arapahoe Sanitation District (SASD) I responding to the aforementioned referral documents.
We have no comments.
Thank you,

Jennifer Chipman, P.E. | Senior Design Engineer
Kennedy/Jenks Consultants
143 Union Boulevard, Suite 600 | Lakewood, CO, 80228
Office: 303.985.3636 | Direct: 720.744.2205

Tammy King

Subject: FW: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

From: George, Donna L [mailto:Donna.L.George@xcelenergy.com]
Sent: Monday, February 22, 2016 11:03 AM
To: Tammy King; Bill Skinner
Cc: Jason Reynolds; Robert Hill
Subject: RE: W15-004 Referral Letter 12-2500 Septage and Sewer Application 2-19-2016 FINAL

Thank you, Bill, for your response.

Hi Tammy, I just wondered because I had received this from Tom Henley, our Area Manager, Community and Local Government Affairs, and not directly through the referral process from Arapahoe County. I do not see anything of concern to PSCo/Xcel Energy.

Regards,

Donna George
Xcel Energy
Contract Right-of-Way Referral Processor | Right of Way and Permits
P: 303-571-3306
donna.l.george@xcelenergy.com

Tammy King

From: Wailes, Sheryl - NRCS, Byers, CO <Sheryl.Wailes@co.nacdnet.net>
Sent: Thursday, March 03, 2016 7:28 AM
To: Tammy King
Subject: RE: W15-004 Referral Letter 12-2500 Septage and Sewage Application UPDATED meeting location

We worked with Tri County Health to develop a flyer on this, please check with them for further information.
Thank you
Sheryl Wailes

From: Tammy King [mailto:TKing@arapahoegov.com]
Sent: Monday, February 29, 2016 3:33 PM
To: LDC Update Referral
Subject: W15-004 Referral Letter 12-2500 Septage and Sewage Application UPDATED meeting location

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ARAPAHOE COUNTY

COLORADO'S FIRST

Arapahoe County Land Development Code Changes

JAN YECKES, PLANNING DIVISION MANAGER

720-874-6655 | jyeckes@arapahoegov.com

TAMMY KING, ZONING ADMINISTRATOR

720-874-6711 | tking@arapahoegov.com

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT

What Changes?

- Chapter 4 – Agricultural, Chapter 5 – Rural Residential, Chapter 19 – Definitions
- Distinguishes between commercial and non-commercial seasonal ranch and farm events
- Sets thresholds for a range of events and which events require a Temporary Use Permit (TUP – 12-600 of Land Development Code)
- Prohibits where impacts difficult to mitigate

What Changes?

- New Section: 12-2500 Septage and Sewage Land Application Regulations
- Purpose: prohibit land application of septage or sewage in all unincorporated zone districts
- Defines: Biosolids; Land application; Septage; Septic tank; Sewage
- Distinguishes: between land application of biosolids (with permit) and septage (prohibits)

Public Hearings Both Codes

- **PLANNING COMMISSION**
  Tuesday, April 19, 6:30 p.m. – Arapahoe Room
  Arapahoe County Lima Plaza
  6954 S. Lima St., Centennial CO 80112
  www.arapahoegov.com Agendas and Minutes
  click on agenda item for staff report

- **BOARD OF COUNTY COMMISSIONERS**
  Anticipate late May 2016
  County Administration Building – Littleton

TO: PLANNING COMMISSION

FROM: JAN YECKES, PLANNING DIVISION MANAGER

DATE: APRIL 19, 2016

SUBJECT: SUMMARY OF COMMENTS RECEIVED FROM I-70 CORRIDOR REGIONAL ECONOMIC ADVANCEMENT PARTNERSHIP (REAP) FOR W15-003 REGULATION FOR SEASONAL FARM AND RANCH EVENTS – FOR PUBLIC HEARING RECORD

The proposed regulations were presented during the April 14, 2016, meeting of REAP. Several concerns were raised by meeting attendees during the meeting and in follow-up emails from several individuals active with the REAP Board. None of these were submitted as formal comment letters to present to the Planning Commission. In a verbal discussion with Jack Keever, Executive Director for REAP, I indicated I would submit a summary of the concerns as I understand them.

Following is a list of concerns voiced by the REAP Membership and Board:

- Possibility of holding a community meeting and/or public hearing in the east county to engage any property owners and REAP members who may want to attend to discuss this and provide input. Would Planning Commission consider delaying making a recommendation on this issue until that occurs?

- Concern that the proposal may be over-regulating activities that occur as part of private life on farms and ranches as a result of the occasional problem neighbor.

- Concern for potentially impacting efforts to promote Agri-tourism in the I-70 Corridor communities: "A broad Zoning Ordinance will eventually destroy our Agri-tainment/Agri-tourism opportunities as we go forward. A more defined regulation is necessary to address the issue responsible for the change. The affected individuals need to address the changes they believe are necessary and from that define the problems and the solutions."

- Concern for the cost associated with a Temporary Use Permit application ($500), which covers the administrative costs for processing and coordinating referral responses on the TUP request. Additional costs could be incurred with conditions to provide on-site emergency medical response, reimburse Sheriff's Office if services are needed, pay for traffic control.

- Concern for the number of people attending the event as a break-point between "non-commercial" and "commercial" and whether a TUP is required. Currently proposed at 100 people, but this could be as insignificant as a successful yard sale if those are distributed over the course of a day. Also, most people do not travel to an event alone, so would be fewer than 100 cars per day for an event with 100 people.

ARAPAHOE COUNTY
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, APRIL 19, 2016 AT 6:30 P.M.
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NOS. P14-023 & Z14-010 / WELCH SUBDIVISION #04 [LANSER] / MINOR SUBDIVISION AND PRELIMINARY DEVELOPMENT PLAN

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	Jamee Chambers	Chambers Consulting, Inc. P.O. Box 339, Morrison		Representing Applicant
2	~~Randal Tonya Harris~~			
3	[illegible] BRAHN	8949 E. JEWELL DRIVE DENVER		[illegible]
4	Brad Lanser	9445 E Evans Way		
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ARAPAHOE COUNTY
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, APRIL 19, 2016 AT 6:30 P.M.
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NO. Z16-002, WATKINS FARM / CONVENTIONAL REZONE

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?
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ARAPAHOE COUNTY
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, APRIL 19, 2016 AT 6:30 P.M.
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NO. W15-003, SEASONAL, FARM AND RANCH EVENTS / LAND DEVELOPMENT CODE AMENDMENT

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	SHERRY HUGHES	22107 S. EASTOVER, BENNETT	? NOT SURE YET	NO
2	Pam Poindexter	19131 S. Eastover, Bennett	?	No
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ARAPAHOE COUNTY
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, APRIL 19, 2016 AT 6:30 P.M.
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NO. W15-004, SEPTAGE REGULATIONS / LAND DEVELOPMENT CODE AMENDMENT

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	Reed & Tonya Hanks	P.O. Box 1037 Strasburg, CO 80136	In Favor	Yes - Reed
2	John Hanks	PO B 340 Deer Trail CO 80105	Favor Proposal	Yes - John
3	Margaret Hanks	" " " "	Favor Proposal	"
~~4~~	~~SHERRY HUGHES~~	~~3267 S. EASTOVER, BENNETT~~	~~?~~	~~NO~~ Wrong
~~5~~	~~Pam Poindexter~~	~~1931 S. Eastover, Bennett~~	~~?~~	~~No~~ Page
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