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, MAY 17, 2016 @ 6:30 P.M.

REGULAR ITEMS

ITEM 1:	**F15-001, FOUR SQUARE MILE SUB-AREA / COMPREHENSIVE PLAN AMENDMENT**		
LOCATION:	Near S. Uinta Way	**VOTE:**	
ACREAGE:	Aprpoximately 40 Acres	3	**IN FAVOR**
EXISTING ZONING:	Varies	4	**OPPOSED**
PROPOSED USE:	N/A	0	**ABSENT**
APPLICANT:	Arapahoe County	0	**ABSTAIN**
CASE MANAGERS:	Long Range Planning, Julio Iturreria		
REQUEST:	Change land use category of the Subarea Plan from 1 du/ac to 1-2 du/ac on the west side of Uinta Way between Florida and Mexico	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Motion to approve failed. Land use designation remains at One DU per acre.	**Date:** _____	

ANNOUNCEMENTS:

- **The next regular Planning Commission meeting is scheduled for June 7, 2016.**
- **There is a special meeting of the Planning Commission scheduled for June 14, 2016.**
- **The June 21, 2016 regular Planning Commission meeting is scheduled to be held at the American Legion Hall at 278 W. Front St., Byers, CO.**
- **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 - Present**	**Richard Sall - Present**
Brian Weiss, Chair Pro-Tem - Present		

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ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING at 6954 S Lima Street,
Suite B, Arapahoe Room
May 17, 2016
6:30 P.M.

CASE # F15-001 – STAFF-INITIATED **COMPREHENSIVE PLAN AMENDMENT** FOR THE **FOUR SQUARE MILE SUBAREA PLAN** TO CHANGE A PORTION OF THE LAND USE MAP FROM SINGLE FAMILY 1 DU/ACRE TO SINGLE FAMILY 1-2 DU/ACRE

Julio Iturreria, Long Range Planning Program Manager
Larry Mugler, Planner of Demographics and Analysis

May 9, 2016

PROPOSAL

Arapahoe County Long Range Planning is requesting Planning Commission review and decision on an application to amend the Four Square Mile Subarea Plan. The proposed amendment, if approved, will change a portion of the Land Use Map from Single Family with a density designation of one dwelling unit per acre (1 du/ac) to Single Family with a density designation of one-to-two dwelling units per acre (1-2 du/ac). This change to the land use map is for properties located along the west side of Uinta Way between East Florida Avenue and East Mexico Avenue, generally. The Planning Commission is the final approving authority for a Subarea Plan as an element of the County's Comprehensive Plan.

LOCATION

The subject property being considered for this Comprehensive Plan Amendment is generally south of Florida Avenue, north of Jewell Ave, between Uinta Way and the Arapahoe/Denver county line.

STAFF RECOMMENDATION

Staff recommends **Approval** of Case Number F15-001 based on the findings outlined in this report.

BACKGROUND INFORMATION

County as the Applicant: Arapahoe County Long Range Planning is requesting the Arapahoe County Planning Commission to take legislative action on a Four Square Mile Subarea Plan amendment to change a portion of the Land Use Map from Single Family 1 du/ac to Single Family 1-2 du/ac.

The basis for the legislative action is granted to the Planning Commission by Colorado State Statues for Comprehensive Plans and is significantly different from a quasi-judicial action in that the legislative action changes deal with an area and quasi-judicial actions deal with a specific lot of record.

The Arapahoe County Comprehensive Plan, *Chapter V: Implementation Approach - Plan Revisions and Amendments*, states:

> *The Arapahoe County Planning Commission, either on its own or at the request of members of the community, the Board of County Commissioners, or the Planning Division, may initiate either major or administrative amendments which affect the Land Use Plan map, the goals, objectives, and policies of the Complan or any subarea plans.*

As a Major Amendment:

> *Major amendments have a significant effect on the intent of the goals, objectives, policies, and maps of the Complan. Examples of these are as follows:*
>
> - *A comprehensive update of the Complan conducted approximately every ten years.*
> - *The preparation of additional or more specific elements of the Complan or subarea plans.*
> - *The revision of elements or portions thereof (including maps) as new information becomes available.*

The County's Planning Division initiated this request as a Major Amendment. As such, the Long Range Planning staff reviewed the Subarea Plan for possible areas of change and update, especially where a County-initiated process would benefit the Subarea Plan. At this time, only one area was chosen for change, update and public hearing before the Planning Commission, being the land use designation with the lowest density, located on the west side of Uinta Way, which is currently 1 du/acre. Under the County's investigation it was determined that this request would affect 8 lots (7 residences and one vacant lot) along the west side of Uinta Way between East Florida Avenue and East Mexico Avenue.

The proposed legislative action could save the owners of lots included within the proposed amendment boundary up to $60,000.00 in application fees for the eight lots currently designated as 1 du/ac if the owners of each property were to individually pursue a map change on a lot-by-lot basis. Of greater significance to the application, however, County staff believes any amendment to be considered should encompass the entire section of west side of Uinta Way currently under the 1 du/ac density designation regardless of any individual owner's motivation, financial ability or choice to participate.

The Comprehensive Plan is intended to address land use designations more broadly and, except where options are otherwise not feasible or where very unusual circumstances exist, should not be done on a lot-by-lot basis, thereby leaving an inconsistent pattern of land uses for adjoining homes within a neighborhood. Staff's efforts over a period of years to encourage interested property owners to contact their neighbors and try to work on this more comprehensively have not produced a coordinated application. To ensure an appropriate boundary for the proposed land use map amendment, the County elected to serve as the applicant in this case.

Subarea Plan History: The Planning Commission adopted the Four Square Mile Subarea Plan in February 2005. At the time, the Planning Commission concurred with a request by the neighborhood along Uinta and other Four Square Mile residents that the properties along the west side of Uinta provided a transition between the 1-2 du/ac density home development along the east side of Uinta and the Highline Canal to the west. The neighborhood was characterized by a more rural feel.

Since that time, some changes have occurred. Properties to the east of the Highline Canal, but lying within the jurisdiction of the City and County of Denver, were developed with homes along the canal and with access provided by a private right-of-way to Uinta Way. Some properties on Uinta, within unincorporated Arapahoe County, have seen one home demolished and replaced by more than one home or lots further subdivided to create additional lots.

At present, the densities along the west side of Uinta, taken as a whole, do not meet the 1 du/ac land use designation. This section of Uinta is also the only 1 du/ac designation within the Four Square Mile Subarea Plan boundary. Whether it is appropriate to continue to consider a limited number of properties on the west side of Uinta to provide neighborhood transition to the Highline Canal and Denver neighborhoods, or to serve as a buffer for other homes built within a 1-2 du/ac section of the neighborhood, is a question this proposed amendment seeks to address.

Planning Staff engaged the citizens of the Four Square Mile neighborhoods in 2010 to consider whether updates to the Four Square Mile Subarea Plan were needed or desired and provided maps and data for each neighborhood. The Home Owners' Associations engaged to lead discussions with their own neighborhoods appeared to be accepting of the subarea plan previously adopted, as no requests for change were brought forward in subsequent Four Square Mile Neighborhoods Association meetings or other contacts with Arapahoe County Planning staff; several individual inquiries have occurred over time.

On January 9, 2014, the Planning Commission approved Chapter V of the Comprehensive Plan, which addresses the process and fees for amendments to the Comprehensive Plan, with an initial cost of $7,500.00 per application. In spite of the reduction in initial outlay from the previously adopted application fee of $15,000, staff believes the cost is one, although not the only, factor discouraging a well-coordinated amendment application with an appropriate overall boundary for this section of Uinta Way.

Relationship of Amendment to Future Zoning and Subdivision of Land: This legislative action would amend the subarea plan map for the identified portion. The map currently limits the maximum density in the area west of Uinta to 1 du/ac. The amendment would increase the maximum density to 1-2 du/ac. In general terms, this would support lots as small as 0.5 acres rather than lots of 1 acre or larger; however, the density is not strictly tied to specific lot size within a zone district, as lots of variable sizes (less than 0.5 acre to larger than 1 acre lot area) could accomplish the same overall density through use of a Planned Unit Development option.

If the Planning Commission were to approve this request to change the density from 1 du/ac to 1-2 du/ac, the included property owners would, at their option, have an opportunity to apply for a zone change, if needed, and/or a subdivision of their properties via the appropriate processes found within the Arapahoe County Land Development Code to facilitate the creation of one or more additional residential lots from an existing lot. Rezoning of land requires public hearings before the Planning Commission and the Board of County Commissioners. Creating additional lots within an approved zone district requires a plat approved by the Board of County Commissioners.

If the Planning Commission were to deny the request, any applicant wishing to develop one or more additional residential parcels from an existing lot, if that request results in a density greater than 1 du/ac, may need to file an application for a subarea plan amendment for that parcel if rezoning is required. A subdivision of land meeting the underlying requirements of an established zone district could proceed through the platting process regardless of density.

While the Comprehensive Plan (including any subarea plan) is advisory under Colorado statutes, an application for rezoning to allow development inconsistent with the land use map would not meet criteria that staff, the Planning Commission and the Board of County Commissioners must consider with a rezoning request. An application for rezoning inconsistent with the Comprehensive Plan may still be approved, but would be difficult for staff and the Planning Commission to support absent other mitigating factors.

PUBLIC INPUT, REFERRALS AND NOTIFICATIONS

PUBLIC COMMENT: As part of the process to evaluate whether an amendment to the Four Square Mile Subarea Plan for Uinta Way would be appropriate at this time, Long Range Planning Staff presented the proposal to Four Square Mile area citizens and requested input on the discussion of this specific change (in contrast to the more comprehensive approach to the plan undertaken in 2010).

On January 13, 2016, staff conducted a meeting hosted by the Four Square Mile Neighborhoods Association (4SMNA). The 4SMNA accommodated a County staff presentation and invited the citizens of the area, through its published monthly meeting agenda, to participate. The meeting was attended by approximately forty to fifty concerned citizens. Of the citizens that spoke, there appeared to be more in opposition than in favor of the change, but also just many questions on the degree of change that could occur with the amendment. Staff recorded the following comments and questions during the January 13 meeting.

QUESTIONS AND CONCERNS FROM JANUARY 13, 2016
FOUR SQUARE MILE NEIGHBORHOODS ASSOCIATION MEETING
ON PROPOSED AMENDMENT TO THE
ARAPAHOE COUNTY COMPREHENSIVE PLAN – FOUR SQUARE MILE SUBAREA PLAN
TO CHANGE DENSITY ON WEST SIDE OF UINTA
FROM ONE DWELLING UNIT PER ACRE (DU/AC) TO ONE-TO-TWO DU/ACRE

Following are questions, comments, statements, opinions and general feedback from area residents that attended the January 13, 2016, Four Square Mile Neighborhoods Association meeting, as captured by County staff. The intended purpose of this document prepared by County Planning Division staff is to capture what we heard at this meeting.

What this document does NOT do is to lay out factual statements from staff; the statements and comments are primarily from neighbors. County staff will, however, use these comments and questions to help us present information in the staff report to the Planning Commission and will try to address questions in that format.

We very much appreciate the discussion opportunity that was held during the Four Square Mile meeting and that so many people participated.

1. What is the degree of change that could result from this change in density?
   a. How many homes could be added in the land-use change area?

   b. How many lots will be able to be further subdivided?
   c. Some history of the platting of the area was given and stated 12 acres and 24 homes are the maximum possible addition. Is this accurate?
2. Is it correct that this land use designation change is very preliminary and that actual changes would also require rezoning and involve public hearings?
3. What is the existing density (as currently built):
   a. East of Uinta?
   b. West of Uinta?
4. What is the lot size and density of Brockman subdivision along Xenia Court?
5. Is Uinta built to County standards?
   a. If additional homes are added with this change in density, will Uinta need to be widened?
   b. Would additional ROW be taken from existing homes to widen Uinta?
6. How many property owners have expressed interest in the change to result in this County-initiated process?
7. Why are lots with already-built homes included in the development [land use designation] area?
8. We do not want another "50 homes, 150 cars," [generalized number – not intended to be specific] or widened ROW on Uinta. Neighborhood is already impacted from Denver development accessing Uinta. No increase in density is wanted.
9. Neighbors on east side of Uinta are also impacted, even if only a few lots on west side are further subdivided (i.e., the land use designation may not change for the properties east of Uinta, but changing the designation on other properties has impacts to the larger neighborhood).
10. Heard an estimate that this would be an increase of nine units; noted some property already zoned and could add approximately 14 homes. Is this accurate?
11. A resident voted against paving Uinta when that action occurred [approximately eight to ten years ago]; while the neighbors may have to accept additional homes where property is already zoned for those, they do not want to encourage development of more homes than already allowed.
12. Decreased pedestrian safety, loss of attractiveness to wildlife and loss of desirable qualities of the neighborhood are concerns for impacts of developing additional homes.
13. A new park is already planned on Uinta that may create on-street parking and further impact traffic on Uinta. Should be taken into account with the decision on whether to increase density of homes.
14. It is important for Planning Division actions to be coordinated with Open Spaces planning efforts.
15. Mark Lampert noted the density discrepancy between the east side and west side of Uinta was a divisive issue among neighbors at the time the SubArea Plan was being developed. Staff recommended consistent land use designations on both sides of the street. The Planning Commission supported the Four Square Mile (4SM) committee request to designate land on the east side of the street as one dwelling unit per acre (du/ac).
16. Is this the only part of 4SM that has a density designation of one du/ac?
17. How much of staff recommendation will be based on opinions of property owners in this area? Will there be a yes/no ballot type of letter to every property owner?
18. Capacity of the neighborhood is limited by street size. The equal density concept (same density on both sides of the street) is irrelevant if the road does not function safely. At some point, a tipping point will be reached at which point additional ROW will be taken from their yards.
19. A resident stated that property owned at an earlier time by a family member was ten acres, with many trees planted by a master gardener who worked with the Fairmont cemetery. The west side of Uinta was recognized by neighbors as different because of the proximity of these properties to the canal. There has been very little change on these lots over the last five to ten years, and it is not clear why that needs to change now.
20. Mark Lampert summarized the process, noting that County staff will make a recommendation to the Planning Commission in a report. There will then be a public hearing with the Planning Commission. He

noted that, during the 4SM SubArea Plan hearings, the Planning Commission listened to neighbors on a number of issues and did not always follow the staff recommendations on parts of the plan.

21. Why can't there be a poll? How can people communicate to the Planning Commission if they can't go the public hearing? [Mark Lampert recommended the Home Owners' Associations comment on the proposal, either in writing or at the hearing, and that neighbors who cannot attend send letters to the Planning Commission c/o County staff.)
22. A resident stated their feeling is that staff will recommend this for approval regardless of what neighbors think and asked how the information provided by neighbors tonight will be used.

One concern that was voiced during the meeting related to use of the words "impacted" and "affected." While staff intended the terms to indicate the number of lots included within the amendment boundary that could be further subdivided, neighbors noted that all homes and properties in the neighborhood are impacted or affected by changes throughout the area. With respect to that concern, this staff report tries to delineate where references are to lots within the boundary and possibly available for further subdivision, recognizing that "impact" (the effect of) increased density may extend beyond those included lots.

In addition to the meeting, staff invited area residents to submit written comments for staff consideration as part of the analysis for the proposal and for Planning Commission consideration. Additional public comment will be welcomed at the time of the public hearing.

All letters and emailed comments received at the time of the staff report are attached, along with comments from referral agencies. Referral agencies cited no concerns with the proposed change.

Citizen comments are substantially opposed to the change, and some are supportive.

- Concerns from neighborhood residents who are opposed include potential for loss of neighborhood character and history if additional homes could be built along Uinta, impacts to traffic and street capacity and whether additional right-of-way might be required for widening the road to accommodate additional homes, possible loss of trees in the neighborhood to make room for additional homes, potential loss of transition and open space (through larger lots) along the Highline Canal, and whether people wanting to create additional lots for sale are truly invested in the neighborhood the way the residents are.

- Concerns cited by those supporting the change include feeling the remaining undeveloped property on the west side of Uinta is arbitrarily subject to more stringent requirements, that the proposed density is more consistent and compatible with much of the development existing along Uinta Way, that encroaching development in Denver has smaller lot sizes and higher densities, and that an undue burden is placed on property owners for the pleasure of others who wish for privately owned lots to provide neighborhood open space.

<u>REFERRALS</u>

At the time of this staff report, comments had received from the following referral agencies and other individuals unless noted as "no response."

Arapahoe County Engineering Services Division	The amount of change in traffic is considered to have minimal change based on the worst case scenario. (See Attached)

Arapahoe County Current Planning	Current Planning staff participated in discussions leading to the staff recommendation.
Arapahoe County Sheriff	No significant concerns. (Email attached)
Arapahoe County Assessor	County Assessor state that she has no issues with this request in attached letter dated February 23, 2016.
Arapahoe County Open Spaces	Letter dated March 16, 2016 states "that the amendment change would be minimal and do not expect any negative effects on open space services." See attached letter.
Arapahoe Library District	No Comment
Tri-County Health Dept.	See letter from Shelia Lynch, Land Use Program Coordinator, dated March 22, 2016
Cunningham Fire District	No Comment on the Comprehensive Plan amendment/ letter of intent
Cherry Creek School District	See letter from David Strohbus, Director of Planning and Interagency Relations, dated February 29, 2016 (attached)
City and County of Denver	Caryn Champine, Director of Community Planning & Development, Planning Services March 2, 2016 (attached)
XCEL	Letter dated January 12, 2016 states "no apparent conflict". (attached)
Cherry Creek Valley Water and Sanitation District	Letter date February 23, 2016 "Water and Sewer service is available…"(attached)
Four Square Mile Neighborhoods Association	Letter dated February 6, 2016 states comments made due to the neighborhood being divided and takes a neutral position on the proposal. (attached)
Neighborhoods and Home Owners' Associations	Brockmann Subdivision requesting for exclusion (attached letter)
	Mountain View Garden Neighborhood meeting summary (attached)
Concerned Citizens' Comments (all written correspondence attached to staff report) Also see Neighborhood and HOA comments listed under referrals, above.	Mary Oleson 1739 S Uinta Way Mrs. Hood, 1773 South Uinta Way Mrs. Hoeppner, 1573 Uinta Way Ms. Asnicar, 1603 S Uinta Way Lois MacPhee, 1593 Uinta Way William MacPhee, M.D. Mr. Goodman, 1567 S Uinta Way Mr. and Mrs. Cohen, 1849 S Xenia Ct Mr. and Mrs. Pak, 8583 E Oregon Place Mr. and Mrs. Shukert, 1869 S Xenia Ct Elisa Moran David Stalhein, 8422 E Oregon Place Ms. Deborah Coyle, 8524 E Oregon Place Ms. Lindy Gilchrist, 1625 S Willow Court Mr. and Mrs. Hejek, 1801 S Uinta Way Mr. and Mrs. Pash, 8463 E Hawaii Lane Dr. Timothy Dudley, 1625 S Willow Ct

DISCUSSION

In response to questions about the number of lots that could be further subdivided, how many additional homes could be built, and how the current densities change within the neighborhood, staff conducted an analysis of the available number of lots and lot sizes.

Estimates assume that the current homes will likely stay on any properties further subdivided and that the lots would likely be subdivided by an individual lot owner, rather than assuming lots would be cleared, consolidated and redeveloped at maximum potential. Existing home sizes and setbacks affect the potential for any individual lot to be further subdivided. This level of analysis was not conducted, so numbers could be lower than estimated for the purposes of this report.

Given these parameters, staff review indicated that, out of 41 residential lots within the area of property west of Uinta Way, 5 lots could be further subdivided today under the 1 du/ac density designation, whereas 8 lots could be further subdivided with the proposed density change to 1-2 du/ac (3 additional lots would have the capacity to further subdivide).

The potential net residential density from those 41 residential lots is 1.33 dwelling units per acre today if calculated across all included properties (densities in previous subdivisions are higher when calculated at the smaller scale). The average residential lot west of Uinta Way is 0.79 acre in area (a density of 1.26 du/ac), and the median lot size is 0.45 acre (a density of 2.21 du/ac). These numbers indicate the established lot pattern west of Uinta Way is already within the proposed 1-2 du/ac range.

In order for property owners to exercise the ability to further subdivide property, whether under today's 1 du/ac density or under the proposed 1-2 du/ac density, properties with a zoning designation that would accommodate further subdivision must go through a process to create a new plat, which is approved by the Board of County Commissioners, but does not require a public hearing.

Properties not currently zoned to accommodate lot sizes that facilitate further subdivision would require an application to rezone the property prior to any further development. Rezoning of property requires two public hearings – one before the Planning Commission and one before the Board of County Commissioners. These properties would also require platting through the subdivision process once the new zone is established.

Matrix:

The following matrix shows that, of the 8 properties that could be further subdivided, 7 of these lots are currently developed with one residence each, and the remaining lot is vacant.

Although the existing subarea plan policy to allow densities of up to 1 du/ac has, so far, not resulted in an increase in the number of lots and homes (owners have chosen to not exercise the capability to further subdivide their properties), an increase of nine (9) additional homes is possible as currently designated at 1 du/ac (for a total of 16 lots/homes where 8 lots/7 homes exist today).

If the designation were changed to 1-2 du/acre, a total of 35 lots/homes could be accommodated where 8 lots/7 homes exist today. This represents an additional 28 homes over the 7 existing today, or an additional19 homes over what the subarea plan anticipates today.

Below is the analysis between existing acres and existing homes and the potential increase of lots based upon the current 1 du/ac density and the proposed 1-2 du/acre density.

Address	Existing Acres	Existing Homes	1 du/acre homes total	1-2 du/acre homes total
1567 S Uinta Way	1.5	1	1	3
1593 S Uinta Way	2.41	1	2	4
1599 S Uinta Way	1.67	1	1	3
1683 S Uinta Way	2.59	1	2	5
1723 S Uinta Way	1.03	1	1	2
1739 S Uinta Way	2.38	Vacant	2	4
1773 S Uinta Way	5.45	1	5	10
1961 S Xenia Ct	2.17	1	2	4
TOTALS		**7**	**16***	**35****

*Represents an increase of 9 homes at 1 du/ac over the number of homes that exist on 8 lots today

**Represents an increase of 19 homes at 1-2 du/ac over number of homes that could develop at 1 du/ac, or 28 homes over the number that exist on 8 lots today

A considerable issue in the discussion of whether to amend the density designation is private property rights for those property owners, located on the west side of Uinta, who have larger parcels of land and may look to divide their properties in the future. In all land use planning considerations, whether at the Comprehensive Plan level or at the zoning and development level, communities strive to find an appropriate balance between property rights, economic opportunity, and planning and design parameters desired by the community or individuals within a community.

Land use considerations may include the numerous criteria addressed within the Land Development Code with rezoning and development proposals, such as availability of necessary infrastructure and services, protection of the quality of life valued by county residents, public health, safety and welfare, and mitigation of impacts through design standards. Neighborhoods have additional opportunity for input primarily at the stage of rezoning property where needed to facilitate further development.

Although staff initiated this request for the change to the 1-2 du/acre density, any property owner wishing to proceed with further subdivision of a lot would have to bear the time and costs of filing any necessary applications for subdivision and, if needed, rezoning the property and to bear those costs through payment of land development application fees and cash paid in lieu of land dedication for schools, open spaces and other public purposes, based on residential density increase. Additional costs to the property owner would include the site improvements, infrastructure and building materials for house construction, engineering permit fees and building permit fees.

PLANNING COMMISSION REVIEW

This application is a **legislative action**; the request would change the portion of the Four Square Mile Subarea Plan Map to support a limited higher density. Consistent with the Arapahoe County plan amendment process, the Planning Commission shall evaluate the proposed amendment, referral comments, staff report, and public testimony, and take one of the following actions:

- Approve the request to amend the density designation to 1-2 du/ac.
- Approve the request to amend the density change with additional changes noted.
- Table the request for further study.
- Continue the request to a date and time certain in order to obtain more information or to further consider the information already presented.
- Deny the request for density change and retain the designation of 1 du/ac.

STAFF FINDINGS

1. The Four Square Mile Subarea Plan has not been amended since its adoption in 2005.

2. In 2010, through work with the Four Square Mile Neighborhoods Association, staff conducted outreach with all homeowners' associations to solicit requests for any potential amendments to the Subarea Plan; the Four Square Mile Community did not respond through this process, but some individual property owner responses were subsequently received.

3. In 2016, staff initiated an application under the Arapahoe County Comprehensive Plan, *Chapter V - Implementation Approach, Plans Revisions and Amendment* to consider this proposal as a major amendment to change the single-family residential density for a portion of the west side of Uinta Way, recognizing that change has come to the Four Square Mile community with such other projects as Sky Mark Apartments, Cherry Tree Estates, and Denver Jewish Senior Housing, as well as through further development within and in proximity to the neighborhood along Uinta Way, including residential development within the City and County of Denver along the Highline Canal, accessing Uinta Way.

4. This 2016 change proposal could facilitate further subdivision of seven (7) lots with existing residences and one (1) vacant lot out of 41 residential lots along the west side of Uinta Way. To further develop under this change, additional actions would be required through platting of lots and possibly rezoning of some properties by way of individual applications under the County's Subdivision and Land Development regulations.

5. Currently, the density of 1 du/acre is the most restrictive Land Use category as shown on page 11 within the Four Square Mile Subarea Plan and applies only to this area of the map.

6. The net density in the area west of Uinta Way, proposed for amendment, is already in the 1-2 du/ac range when evaluated across the 41 properties.

7. Based upon the research and information provided in the staff report for the May 17, 2016, public hearing, the change to the Four Square Mile Subarea Plan, amending the Land Use Map from Single Family 1 du/ac to Single Family 1-2 du/ac, would have minimal impact to Uinta Way from a traffic, roadway capacity and infrastructure standpoint.

8. A significant issue under consideration is private property rights for those property owners located on the west side of Uinta who have larger parcels of land, who may look to divide their properties in the future and have been expected to serve as transition and buffer between homes of a higher density east of Uinta and development within Denver to the west.

9. The proposed change in density would unify the density for Uinta Way for both sides of the street, creating a consistent overall land use designation and a comprehensive boundary for land use within this neighborhood. The least complicated method to accomplish this request is through the legislative process allowed through Chapter V.

STAFF RECOMMENDATION

Staff recommends Staff recommends **Approval** of Case Number F15-001 based on the findings outlined in this report.

DRAFT MOTIONS

Motion for Approval: *This motion is consistent with the Staff Recommendation and Findings.*

In the case of F15-001 – Four Square Mile Subarea Plan amendment to change the west side of Uinta Way from Single Family 1 dwelling units per acre (1 du/ac) to 1 to 2 dwelling units per acre (1-2 du/ac), the Planning Commission has read the staff report dated May 6, 2016, and has considered additional information presented during the public hearing. The Planning Commission agrees with the staff findings and recommendation that this is an appropriate change and approval is warranted. The Planning Commission **approves** the change to the Land Use Map of the Four Square Mile Subarea Plan from Single Family 1 du/ac to Single Family 1-2 du/ac based on the findings outlined in the staff report dated May 9, 2016.

ALTERNATIVE MOTIONS – *The following draft motions may assist the Planning Commission in taking an alternative action.*

Motion for Denial:

In the case of F15-001 – Four Square Mile Subarea Plan amendment to change the west side of Uinta Way from Single Family 1 dwelling units per acre (1 du/ac) to 1 to 2 dwelling units per acre (1-2 du/ac), the Planning Commission has read the staff report dated May 6, 2016, and has considered additional information presented during the public hearing. The Planning Commission does not agree with the staff findings and recommendation that this is an appropriate change and finds that approval is not warranted. The Planning Commission **denies** the request to change the Land Use Map of the Four Square Mile Subarea Plan from Single Family 1 du/ac to Single Family 1-2 du/ac based on the following findings:

1. *State findings in support of the motion for denial of the requested Subarea Plan Map amendment.*
2.

Motion to <u>Continue</u>:

In the case of Case F15-001– Comprehensive Plan, Four Square Mile Subarea Plan Amendment, I move to **<u>continue</u>** the **[public hearing for] [action on]** this item to **[Date, 2016]**, date certain, 6:30 p.m., at **[location]**, **[to obtain additional information] [to further consider information presented during the public hearing]**.

<u>Attachments</u>

Referral Agency Comments

Citizen Written Comments received by the time of the staff report

ATTACHMENTS

Agency Referral Comments:

Julio

Please see the attached tube counts for Uinta and Mexico. The worst case trip generation from the proposed complan amendment is:

Source: Institute of Transportation Engineers Trip Generation Manual 9th edition (land use category 210)

28 units @ 9.52 trips / dwelling units is 267 trips per day

22 am peak (6 inbound and 16 outbound)

29 pm peak (19 inbound and 10 outbound)

Considering a distribution of 60% using Uinta and 40% using Mexico, **total volumes** would be roughly 750 (calculated to 747 vehicles and rounded to 750) per day on Uinta and roughly 375 (calculated to 377 and rounded to 375) vehicles per day on Mexico. While this is a 30-40 percent increase in Average Daily Traffic (ADT) on these local public roads it is well under the any volume threshold. While it is certainly not a theoretical volume we use 1500 vehicles per day as kind of a volume threshold for local roads. Both Uinta and Mexico are constructed adequately to handle the projected total volumes.

Let me know if you have any questions.

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

Shannon Carter | Director

ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

March 24, 2016

Julio Iturreria
Long Range Planning Program Manager
PUBLIC WORKS AND DEVELOPMENT –
PLANNING DIVISION

RE: Case No. F15-001, Staff Initiated Comprehensive Plan Amendment for the Four4 Square Mile Sub-Area Plan

Dear Julio Iturreria:

Open Spaces has reviewed the Four Square Mile Sub-Area Plan Comprehensive Plan Amendment; changing the definition Single Family-1 Dwelling Unit per acre to Single Family- 1-2 Dwelling Units per Acre. Based on the very limited area effected in the Sub-Area planning area by this amendment change; a minimal number of eight parcels are potentially effected. Open Spaces finds the increase in dwelling units would be so minimal that we do not expect any negative effect on park, trail or open space services.

The immediate area has had a recent increase in open space and park acreage with the addition of 3 acres, called Long's Pine Grove, on the corner of Florida Avenue and Uinta Way. In 2016, we are planning to undertake a master plan for development; engaging the citizens on developing the parkland. Construction will take place in 2017 to provide additional parkland and services to the area.

Thank you for the opportunity to comment.

Roger Harvey
Planning Administrator

6934 South Lima Street Unit A | Centennial, CO 80112 | 720-874-6540 | TDD 720-874-6574 | Fax 720-874-6743 | www.co.arapahoe.co.us

Julio,

I did not have an attached map but have no significant concerns with this change.

Glenn

GlennThompson, Bureau Chief
Arapahoe County Sheriff's Office
Public Safety Bureau
13101 E. Broncos Parkway
Centennial, CO 80112
(720) 874-4023

Julio,
The Cherry Creek School District has no comment on this change. Please let us know if anything else is needed. Thank you for the opportunity to review this proposed change and offer comments.

David Strohfus

Director of Planning and Interagency Relations Educational Services Center
4700 South Yosemite Street
Greenwood Village, CO 80111

dstrohfus@cherrycreekschools.org
720-554-4244

I have no issues with this.

Karen E. Hart
Office of the Arapahoe County Assessor
Land Division Supervisor
Assistant Branch Manager – Altura Plaza
15400 E. 14th Place Suite 500
Aurora, Colorado 80011
303-636-1389 direct phone
303-636-1380 fax
khart@arapahoegov.com

Good afternoon,

Denver CPD received your Comp Plan Amendment referral for the Four Square Mile Area. We have no comments on the proposed amendment.

Good luck with the remainder of your process!

Caryn Champine

Caryn M. Champine | Director

Community Planning & Development | Planning Services

City and County of Denver
720.865.2940 Phone | caryn.champine@denvergov.org
DenverGov.org/CPD | @DenverCPD | Take our Survey

Serving Adams, Arapahoe and Douglas Counties ▼ www.tchd.org 6162 S. Willow Dr., Suite 100 ▼ Greenwood Village, CO 80111 ▼ 303-220-9200

March 22, 2016
Julio Iturreria
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112
RE: Staff Initiated Comp Plan Amendment for the Four 4 Square Mile Sub-Area Plan
Case No. F15-001
TCHD No. 3773
Dear Mr. Iturreria:
Tri-County Health Department (TCHD) has reviewed the proposed amendment to the Four Square Mile Sub-Area Plan. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and has no comments.
Please feel free to contact me at (720) 200-1571 or slynch@tchd.org if you have any questions.
Sincerely,
Sheila Lynch
Land Use Program Coordinator
Tri-County Health Department
CC: Laura DeGolier, Sheila Lynch, TCHD

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

February 23, 2016

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

Re: Case No. F15-001

Property south of E Florida Ave, west of S Uinta Wy, north of E Jewell Cir, east of the Arapahoe/Denver County line.

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 extension of water and sewer lines, 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

John R. Warford
Manager

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

January 12, 2016

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

Attn: Julio Iturroria

Re: Staff Initiated Comprehensive Plan Amendment for the Four4 Square Mile Sub-Area Plan, Case # F15-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above captioned project and has **no apparent conflict.**

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities throughout the sub-area. Property owners/developers/contractors must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

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

Citizens Comments:

FOUR SQUARE MILE NEIGHBORHOODS
c/o Mark Lampert
9022 East Colorado Drive
Denver, CO 80231

February 6, 2016

Via Email

Mr. Julio Iterreria
Arapahoe County Planning

Re: Uinta Comprehensive Plan Amendment
Z15-001, Staff Initiated Comprehensive Plan Amendment for the 4 Sq Mile Sub Area Plan

Dear Julio:

Four Square Mile Neighborhoods (4SQM) provides the following comments with respect to the proposed amendment to the 4SQM Subarea Comprehensive Plan for the area on the west side of Uinta Way, South of Florida Ave and North of Jewell Ave.

The subject area was a matter of dispute in 2005 when the Subarea Plan was initially proposed, with many neighbors desiring the higher DU/acre. As you know, the local citizens remain divided as to this change, with a significant number of homeowners in the area being adamantly opposed.

4SQM is intended to be a representative of the neighborhoods in 4SQM. In this case, since the neighborhood is obviously divided about the change, our 4SQM Development Committee believes it is appropriate just to offer comments regarding the proposed amendment.

On the one hand, many people bought into this area with the notion that the west side of Uinta would have only large lots and would not be further subdivided. They have invested in their homes on that basis and appear likely to oppose any zoning changes for higher density. They may have a very slight increase in their chances of opposing a zoning change for higher density if the proposed amendment is not adopted, but it is not that significant in our view.

On the other hand, some of the parcels on the west side of Uinta have already been developed into smaller parcels (Brockman, E. Oregon Place, E. Hawaii Lane, and the new development in Denver), others have existing zoning that currently allows development into smaller parcels, and zoning changes for other R-A and R-1 zoned parcels would have to go through rezoning anyway. Thus, to some degree the ship has sailed and zoning requests for 1/3 to 1/2 acre lots appear likely to be approved, because such lots are not inconsistent and incompatible with the surrounding area. Thus, amending the Subarea Plan would be more consistent with the existing development and existing zoning.

Accordingly, the 4SQM Development Committee has elected to remain neutral

Very Truly Yours,

FOUR SQUARE MILE NEIGHBORHOODS

By Mark Lampert

cc: Jan Yeckes, Arapahoe County

Mary Oleson
1739 S. Uinta Way
Denver, CO 80231
January 1, 2016
Dear Mr. Iturreria,
I am a landowner affected by the proposed amendment to the Four (4) Square Mile Sub-Area Plan, and own three contiguous parcels that include R3 and RA designations. I am in favor of the proposed amendment that will change the land use map from single family - 1 dwelling unit per acre (du/ac) to 1-2 du/ac.
My husband and I had previously voiced our concerns with and opposition to the change to 1 du/ac on the west side of Uinta Way in 2005-2006 and our continued opposition in the 2010 review. I support the current staff recommendation for the following reasons:
1. The remaining undeveloped property on the west side of Uinta Way should not be arbitrarily subject to more stringent requirements than the east side of Uinta Way, such as along E. Hawaii Lane, where recently developed lots are as small as 1/4 acre.
2. A density of 1-2 du/ac versus 1 du/ac is more consistent/compatible with the current area and development. For example:

- Recently developed Arapahoe County parcels on the west side of Uinta Way include approximate 1/4 acre (e.g., 1735 S. Uinta Way) to 1/2 acre (e.g., 1733 S. Uinta Way) lots.
- Recent Denver County development between my property and the Highline Canal has lots ranging from 0.22 to 0.47 acres, with an average lot size of 0.28 acres for these 10 houses (Indian Creek Filing No. 11, developed as Highline Ridge).

3. To restrict development on the west side to 1 du/ac for the remaining undeveloped property places an undue burden on these property owners for the pleasure of others who want open space maintained on privately owned land.
I request that the Planning Commission approve this proposed change to the Four Square Mile Sub-Area Plan from 1 du/ac to 1-2 du/ac.
Thank you.
Mary Oleson
cc: Mountain View Gardens Homeowners Association

Lois MacPhee

1593 South Uinta Way Denver CO 80231

Phone 303-818-9586 (C)

Julio Iturreria,

Arapahoe County Planning

Dear Julio, **RE: Sub-Area Master Plan Amendment 4 Square Mile Area**

I am an owner of one of the large parcels of land in question. We own 2.41 acres on the West side of S. Uinta Way. Although we are not planning to build more homes at this time, I do want the option to do so. I am **in favor of the increase in density from 1 du/acre to 1-2 du/acre.**

Of the homes (10 are in Denver County) in our HOA area, all 56 homes on the East side of S. Uinta Way are on 1/2 acre or less. On the West side of S. Uinta Way, 39 (49 counting the Denver ones) are smaller than 1 acre and, technically, inconsistent with the designation on the Sub-Area Plan. Only eight of us are affected by this proposed amendment.

The change in density is still a very, very low density. It is in fact lower than Cherry Creek Country Club's residential density!

All recent developments in our area have preserved the large trees as this adds to the value of the new homes. Developers and private home builders know this value so the neighborhood ambiance would not be affected.

Every time an HOA survey is taken we few with larger lots cannot possibly win. We are far out-voted by those on ¼, 1/3 and ½ acre lots.

We purchased our property 37 years ago **before** the current Sub-Area Plan was adopted and **both sides of South Uinta Way were undeveloped**. We built our dream home and brought up our three children here. Now we are burdened with this plan that was dictated by those who did not purchase larger lots but want open space maintained on privately owned land. We should have the same opportunity afforded our neighbors who developed their property.

Approving this amendment will only "even the playing field" for those who want to build. It will not hurt in any way those who do not want to develop their land.

Thank you for all of your work to make our county and homes better,

Lois MacPhee

William M. MacPhee, M.D., F.A.C.S.

1593 South Uinta Way

Denver, CO 80231

303-619-6612

Julio Iturreria

Arapahoe County Planning

Dear Julio: **RE: Sub-Area Master Plan 4 Square Mile Amendment Proposal**

I will be unable to attend the March presentation of this proposed amendment to the Planning Board due to a previous travel commitment.

At this time there is a recommended restriction on the west side of South Uinta Way to no more than 1du/acre.

I feel this is an unwarranted restriction on the remaining 8 property owners of undeveloped lots greater than one acre. I live at 1593 S. Uinta Way on 2.41 acres and I am one of these homeowners.

Approximately 85% of Mountain View Gardens has already been subdivided and developed including all of the east side of S. Uinta Way and ½ of the west side to 1/3-1/2 acre lots. Of the affected 8 homeowners, 3-4 are interested in subdividing and development sometime in the future. This might result in 8-10 new homes on ½ acre lots in keeping with the rest of our neighborhood zoning.

The current infrastructure can easily accommodate this increase and traffic would be minimally impacted. The overall ambiance of the neighborhood has so far been minimally affected by development and most mature trees have been preserved. In addition, our area is adjacent to the High Line Canal which provides abundant recreational opportunities.

The Mountain View Gardens HOA is a volunteer organization representing 105 homeowners in our area so when it comes to a vote, they will always outnumber the few of us that would like this restriction removed.

In conclusion, I find no cogent reason to continue with a 1 du/acre restriction on the remaining 15% of the Mountain View Gardens Area. We are not asking for an exemption but just for parity with the rest of the neighborhood.

Thank you for your consideration in this matter,

Will MacPhee

MOUNTAIN VIEW GARDENS HOME OWNERS' ASSOCIATION

March 18, 2016
Jan Yeckes
Planning Division Manager
Arapahoe County
Lima Plaza
6924 S Lima St
Centennial, Co 80112
Re: Case #F16-001
Dear Ms Yeckes,
In response to the proposed amendment for the 4 Square Mile Subarea Plan, the Mountain View Gardens Home Owner's Association conducted a survey of property owners within the boundaries of the subarea.
An explanation of the proposed amendment, a map of the area, and a survey form was provided to owners of the 94 Arapahoe County properties within our boundaries.
We tallied the results using two different methods.
1) One vote per property
2) One vote per owner of a property

We received responses from 90 individuals representing 63 out of the 94 properties.
1) Survey results based on 1 vote per property:

2 Compromise, 3 Neutral, 18 In Favor, 40 Opposed
2) Survey results based on owners of property:

3 Compromise, 5 Neutral, 23 In Favor, 59 Opposed
Included on the survey form was space for comments. We received many excellent comments both in favor of and opposed to the proposed amendment. We have included a copy of those comments with this letter, and would encourage you to read all in order to understand the concerns of all respondents related to this amendment.
Thank you,
Mountain View Gardens Home Owners' Association
Judy Wiese
Secretary
1778 S Uinta Way
Denver, CO 80231-2912
Encl: Mountain View Gardens – Subarea Plan Survey Results Page **1** of **4**

Mountain View Gardens - Subarea Plan Survey Results

1) Vote based on one (1) vote per property:

2 Compromise, 3 Neutral, 18 In Favor, 40 Opposed, 31 Properties did not complete survey (Total: 94 Properties)

2) Vote based on surveys received:

3 Compromise, 5 Neutral, 23 In Favor, 59 Opposed (Total: 90 Individuals)

All Comments Received: COMPROMISE	How about a compromise as discussed in the past of one per 3/4 ac
COMPROMISE	I am in favor of a compromised 3/4 of an acre/house. I would like to preserve the wildness of the West side, but also to be fair to those of us who own land. For instance someday I might like to build a small house for myself & give(sell) my home to my children. I am not in favor of a 1/2 acre because w current building size of homes, this takes most of the lot. i would like to keep our community feel, one that is special.
COMPROMISE	Possibly if development was done responsibly, but I would hate to see any new development like that done on Packard's property. Homes are nice enough, but homes are practically sitting on top of each other, and so close to road, that they do not correspond with the look and feel of the rest of the neighborhood. I also wonder if there isn't some way to negotiate a win/win option. Could the owners/developers agree to only the 25 total homes and agree to respect current easements such as keeping homes back from the edge of Uinta? I believe that works out to about 1.50 homes per acre.
IN FAVOR	1. The survey should allow only one survey response (vote) per property owner. This is typical of most homeowners' associations, where one membership (e.g., vote) is allowed per property. Due to the wording in the survey instructions: "More than one survey per household is permitted if there are multiple property owners in that household", I am, in addition to other individual property owners, being discriminated against as an individual owner. 2. This proposed amendment is a matter of property rights. I have lived on the west side of Uinta for 44 years and own one of the pieces of property in question (2.38 acres). Neighbors who live on 1/2 acre or less (on either the west or east side of Uinta) should not be allowed to dictate that I can have only 1 house per acre on my property. it is unfair. 3. The overall density of Mt View Gardens is less than any development in the 4 square mile area, including Cherry Creek Country Club. 4. A change in density is not going to attract tract homes.

	Recently built homes in Mt View Gardens and High Line Ridge homes nearby (Denver) have sold for around a million dollars. 5. I am submitting 3 survey responses (votes) because I own 3 properties.
IN FAVOR	-Density should be kept equal in our neighborhood. - Owners can keep their lots as large as they like as long as it is no smaller than 2 du/acre. - Both sides of Uinta Way should protect the ruralness of our neighborhood by landscaping.
IN FAVOR	Going from 1 dwelling unit per acre to 1-2 per acre is not dense, from my point of view. I support allowing the residents with large lots, the freedom to subdivide in this way and I don't think it will ruin the neighborhood.
IN FAVOR	I believe those of us who live on parcels of less than 1 acre should consider that we would not have homes in this neighborhood if someone else had not sold and developed their property.
IN FAVOR	-I think it is grossly unfair to restrict the zoning of the remaining 15% of Mountain View Gardens to match the other 85%. -There is no reason for this restriction except for "not in my backyard" sentiment.
IN FAVOR	Only fair thing to do.

From: Rosanne Demattia Pash <zanpash@msn.com>
Date: March 2, 2016 at 4:28:16 PM MST
To: <jyeckes@arapahoegov.com>
Subject: Fwd: Mountain View Gardens Density Changes

Dear Jan Yeckes,

As residents of Mountain View Garden, we are writing to express our opposition for the proposed density increase in our neighborhood on the West side of Uinta.

We bought our home over 25 years ago and chose this neighborhood specifically because it was a bit of country in the city. We thoroughly enjoy the quietness, the varied wildlife (yes we feed the raccoons and skunks) and the sense of openness. This neighborhood has the distinction of varied homes on larger lots which adds a unique quality of value vs crowded cookie-cutter neighborhoods. Unfortunately over the last few years there is now an abundance of development, crowded homes, minimal yards, homes almost on the street to max out the lots and constant cars on the small Uinta street with minimal sidewalks which actually poses a danger to people walking (totally unsafe to have a child walk or ride a bike in our neighborhood).

Why would anyone want to devalue this prized and growing rare find of open land in an urban setting? This should be lauded and maintained especially as I see it as not a loss of revenue to the county (hopefully that is not the county's only agenda) but with the rise of property values, the extreme desire of acreage in urban setting, these property owners would be able to sell their land for a premium.

Please help us to maintain the integrity and richness of this unique area by keeping the current density of one dwelling per acre.

Respectfully,

Rosanne DeMattia Pash

Robert Pash

8463 E. Hawaii Lane

Denver, CO 80231

Dear Ms. Yeckes,

I would like to go on record as opposing any increase in density to the neighborhood bordering Uinta Way between Florida and Mexico.

We have already felt the impact of the "Denver Triangle" that was allowed to enter Uinta Way. Adding additional density will ruin the wildlife corridor that runs along the canal, spoil our views of the mountains, imperil our neighbors who currently stroll along Uinta Way, and destroy the look and feel of our neighborhood.

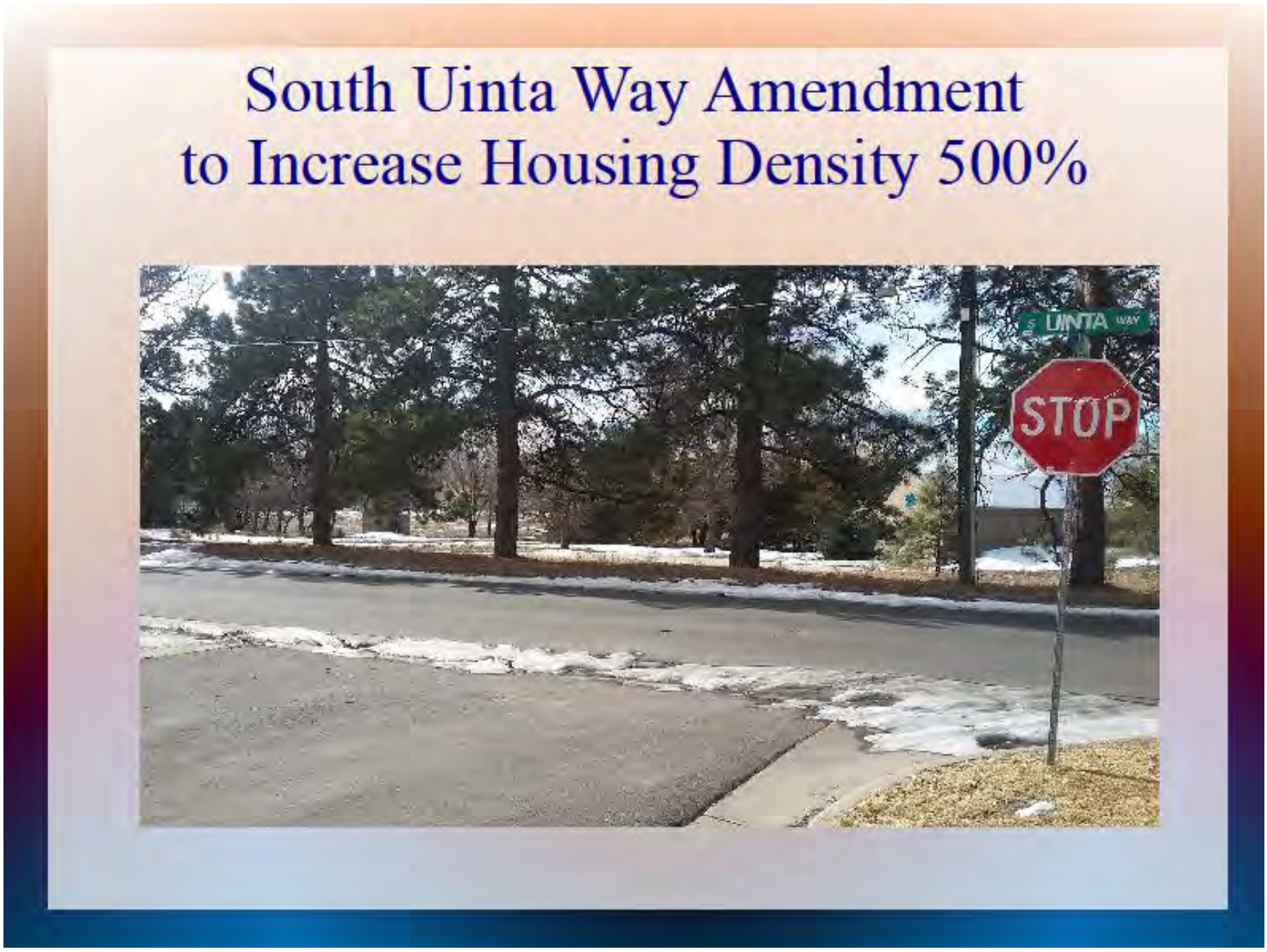
I hope you will help maintain the sanctity of our neighborhood.

Sincerely,

Timothy E. Dudley, MD
1625 S. Willow Ct.

Denver, Co. 80231

Uinta Master Plan.pdf



South Uinta Way Amendment to Increase Housing Density 500%

Four Square Mile Plan Is Correct and Should Not be Corrupted

- East Side – Parker Rd Buffer
- West Side:
  - Wildlife Area
  - Vegetation
  - Connector to Open Space
  - View Preservation
  - Intentional Lack of Rigid Uniformity

Beautiful Tree Lined Uinta

Will Become This

Consequences of Your Decision

- Mountain View Gardens will no longer have Mountain Views
- Natural Wildflower Refuge (only occurrence in Denver according to the Botanic Gardens) will be made extinct
- Increased Density will Increase Traffic
  - Pedestrian Safety will be compromised
  - Very Likely require expensive street widening
    - Wholesale loss of over 30 100 year old trees

We Already Have Density on the East

Note: Wallabys Liquor on the East

Why We Are Called Mountain View Gardens

This is NOT the Mountain View Gardens We Cherish

No Decision Should Be Made Until

- Traffic and Engineering Study is Completed
  - If it says Street Must Be Widened then the radical reduction of neighbors' property value must be weighed in the balance
  - 28 Additional Homes = 280 to 360 trips/day
- Sewer and Water Study must be Completed
- Wildlife, Native Vegetation & Environmental Impact Studies must be Completed
- There is Consensus to 'Destroy the Rural West Side'

Once Decided
The Damage Is Done

- If 35 houses is the maximum then that is what you are deciding; not 3 or 4 more. This is a permanent decision
- Once the trees are gone they can never be replanted
- Once the Mountain Vista is replaced with drywall then we are the Drywall View Gardens forever
- Our collective fate is in your hands – decide please for all future generations

This is Not
Economic Liberty
vs
Quality of Life
~
This is Property Value
Quality of Life
Neighborhood Safety
for 105 Families
vs
Short Term Profit for 3 People

From: mhajek@aol.com [mailto:mhajek@aol.com]
Sent: Saturday, February 27, 2016 10:31 PM
To: Jan Yeckes
Subject: Mountain View Gardens Density Changes

Dear Mr. Yeckes,

on behalf of the whole Hajek family, us being residents in Mountain View Gardens for over 17 years on west side on S. Uinta Way we are writing to you to express our strongest opposition to this new density increase proposal in our neighborhood.

This proposal would change the whole reason why we purchased our home here in the first place. Our home was not biggest or newest(build in 1967), but setting was right. Mature trees, nature, birds, animals etc. that was our motivation to move in. We loved the feel of big lots and felt really fortunate to move from our townhouse just west of Highline canal, but still in the neighborhood for over 30 years and walking it. I am far from being called "tree hugger", but as we all get older we learn to appreciate these things more and more. Sadly we haven't seen deer last few years any more. Seems that coyotes howl less and less lately.

I do not want to get poetic here, but just to voice my opinion on this issue that I feel quite strongly about. New houses are getting bigger and bigger with no space left in between them for anything grow on (really sad example of Packard development) .

An increase in density would reduce or eliminate nature-unique feel and change MVG into another cookie-cutter typical of " just any" Denver neighborhood.

Lastly, with only one fairly narrow street, no sidewalks to walk on, do we really want to increase traffic with more dense development?? As it is, when someone has a party now and doesn't caution their guests to park only on one side of the street there is already no way for Cunningham Fire Department truck to get thru in case of fire. So what is next?? With more traffic, of course we need to make S Uinta Way wider to accommodate all this traffic, Well we might also put in more concrete sidewalks for all those new people to make them safe when they take walks and we'll need cut back peoples front yards to do so....You know how one thing leads to another.

Please give this some serious consideration and help us to preserve this special place that we call MVGardens by keeping the current density at one dwelling per acre on West side of S. Uinta Way.

Thank you for your understanding

Sincerely

Martin and Dalinda Hajek

1801 S Uinta Way

Denver, Co 80231

From: Joanna Shukert <shukertj@yahoo.com>
Date: February 25, 2016 at 12:04:38 PM MST
To: <jyeckes@arapahoegov.com>
Subject: Re: Mountain View Gardens Density Changes

Dear Jan Yeckes,
As residents of Mountain View Gardens, we are writing to express our position against a density increase in our neighborhood on the West side of S. Uinta Way.
We chose to purchase a home in MVG because of its unique rural feel. We loved that it is an established neighborhood with a variety of homes on large lots, so unlike most other cramped, cookie-cutter neighborhoods in Denver.
We love the abundance of wildlife that make their home in the natural spaces between our homes. We enjoy watching owls, coyotes, raccoons, rabbits, and the occasional deer that inhabit the meadows and trees. An increase in density would reduce or eliminate all of this, and turn MVG into just another typical neighborhood.
We are also very concerned about the amount of traffic on Uinta Way. This is the only street residents can walk on. It does not have sidewalks, and an increase in traffic would be dangerous and threaten the tranquil feel we all treasure.
In the three years since we purchased our home, developers have bought several of the few remaining vacant lots and crammed as many houses as possible onto them. There was also a quaint old farmhouse on Uinta with horses in the back yard that my children enjoyed visiting. When the owner passed away, it was bought by a neighborhood developer who built two large custom homes in its place--nice for the builder, but not for the rest of us who can no longer enjoy that bucolic ambiance.
The homeowners who purchased homes on acreage many years ago have enjoyed their lovely properties for decades. It does not seem fair that when they are ready to leave MVG, they should be able to subdivide their lots and permanently alter the character of this special neighborhood for the rest of us. With the rise in property values, and the extreme desirability of acreage in an urban setting, these property owners will still be able to sell their homes at a premium.
Please help us maintain our neighborhood's unique rural ambiance by keeping the current density at one dwelling per acre.
Thank you for your consideration,

Joanna & Ben Shukert
1869 S. Xenia Ct.
Denver, CO 80231

To Jan Yeckes and the members of the Planning Commission:
I am writing regarding F16-001. I support the 4 Square Mile Master Plan that keeps the west side of S Uinta Way at 1 (one) dwelling unit/ acre. My husband, Irwin, and I oppose increased density on the west side of S. Uinta Way.
My name is Rochelle Dworet Cohen. I have lived at 1849 S Xenia Ct in the Brockman sub-division, in unincorporated Arapahoe County for over 32 years. When we built in 1983, the Mountain View Gardens neighborhood was mostly open space with houses scattered few and far between. We were the first to build in Brockman. Florida was closed to auto traffic and S Uinta Way was a dirt road bordered by fields where wildlife bred and native vegetation thrived. Our area is still unique, as it rises out of the Denver Valley at the western edge of the Great Plains. Even today newcomers announce that they didn't even know this area existed, only 8 miles from downtown Denver!
We are no "cookie cutter" neighborhood. Over the decades, we have confronted developers who have had no regard for the uniqueness of Mountain View Gardens. Even today, those that have benefitted from the beauty of the neighborhood for decades, want to increase the density, especially on their property. Then, they can sell to the highest bidder, take their money and run, leaving their friends and neighbors with the consequences of too much development (10 car trips/per house/day according to the County traffic experts) on a 30 foot wide road that is already a bottleneck .
Preserving our tiny enclave makes us good neighbors to both the "old timers" who stay and the" new comers" who fell in love with MVG. Many of us have testified in front of Planning and the Commissioners many times. We care about our environment, the wildlife, the vegetation, the safety of our neighbors as we walk animals and push strollers dodging traffic on S Uinta Way. We, who want to conserve what we can for future generations to enjoy, ascribe to ETHOS, Greek origin, meaning "the distinguishing character or tone of a racial, religious, social or *other* group", i.e. our community. In contrast, some prefer the Latin, Ego, "the individual as aware of himself". For instance, one neighbor lamented a couple years ago that if a developer bought her property, she could lose the forest of huge trees her late husband planted by hand. With one DU/acre, more trees would be saved, and a legacy would be preserved. Value is not only about money. That said, most developers want the most profit possible. They can talk the talk, but rarely do they do the walk. MVG just had the example of developers who could have put one house on a piece of land that was platted for 2 houses. Instead of preserving more open space and complying with the 4 SM plan of 1 DU/acre, they built 2 houses on the property because they could. It is the "nature" of developers. I refer you to the parable of the scorpion hitching a ride across the pond on the back of the trusting frog.
My desire to preserve MVG has nothing to do with how I feel personally about individual neighbors. I want to see MVG retain its unique ambiance as much as possible. Many people in Mountain View Gardens cherish its uniqueness. They are the ones that speak out to protect it. Others are newer to the neighborhood and don't realize how important it has been historically to uphold the 1 DU/acre density. The few who want to increase density are looking at their personal monetary gain and/or won't be around to deal with the consequences. We urge Planning to keep development on the west side of S Uinta Way at 1 DU/acre.
Respectfully yours,
Rochelle Dworet Cohen
Irwin M Cohen
1849 S Xenia Ct
Denver, CO 80231-3331

From: lsgilchrist [mailto:lsgilchrist@comcast.net]
Sent: Tuesday, March 01, 2016 10:16 AM
To: Jan Yeckes
Subject: Mountain View Gardens Zoning Isssue

I moved to this neighbourhood in 1998. I looked at many areas in Denver and when I discovered this gem, the decision was easy. I moved here because of the unique atmosphere. It felt distinctly rural. I was so impressed with the open space on the west side and the peaceful experience we had when walking down Uinta. Traffic was not an issue. The neighbourhood was small and intimate. I understood that some development was inevitable, but had been told that the developing would be restricted based on strict zoning laws. So I moved here. It has been a wonderful place to call home. The wildlife, the vegetation, the peaceful atmosphere have all enhanced our experience. What a joy to see deer, rabbits and yes, even coyotes in our unique neighbourhood. Now we are faced with zoning changes which will increase the density immensely. This is simply not fair to us who were counting on the zoning rules to remain intact. The individuals who claim they are entitled to increase the density are ignoring the fact that they understood the restrictions when purchasing their property. They now want to change the rules to increase their profits. Shame on them. What a loss this will be to the current community. We have already seen an increase in traffic and a change in the wildlife and vegetation. It , of course, will only get worse with increased density. It will resemble just another suburban neighbourhood - if I had wanted that, I would have moved into that sort of nneighbourhooh back in 1998.

I adamantly oppose this recommendation and do hope that my voice will be heard.

Thank you.

Lindy S. Gilchrist

1625 South Willow Court

-----Original Message-----
From: deborah Coyle [mailto:drdebcoyle@gmail.com]
Sent: Monday, February 29, 2016 9:35 PM
To: Jan Yeckes
Subject: Density

We need to keep the consistency of the current density of out neighborhood for aesthetics,appeal-a sense of a country setting. If we increase the density,instead ,on the west side as proposed, we will also be facing more traffic,congestion in a neighborhood that will demand more electrical,water,sewage and regulations. It could block our west views and the value of the neighborhood. Thank you, Debbie Coyle 8524 E. Oregon Place

From: ELISAATTY@aol.com [mailto:ELISAATTY@aol.com]
Sent: Monday, February 29, 2016 8:49 PM
To: Jan Yeckes
Subject: Mountain View Gardens Density issues

Please be advised I live on the West side of Uinta right in the middle of the area where your employee is proposing to change the density. I have lived here in property I own for the last 28 years. I oppose such a change.

It seems to me the County is considering a false argument from a few landowners and developers. The argument they put forth is that it isn't fair that their land be restricted since the East side of Uinta is zoned more densely. I have several responses.

1. It is not that these landowners and developers bought property and then we tried to make it more restrictive. To the contrary, when they bought their land, they knew what the zoning was. To now argue it isn't fair to them is false. They knew exactly what they were buying. They are the ones trying to change the game for all of us, not the other way around.

2. Failing to change the density doesn't permanently keep them from developing their property. They can still seek a variance. All it does it keep it from being a blanket acceptance that all the property will be zoned to be more dense.

I oppose the proposed change.

Sincerely,

Elisa Moran

From: "Pak, Tina U" <tina.u.pak@lmco.com>
Date: February 9, 2016 at 4:14:06 PM MST
To: "jyeckes@arapahoegov.com" <jyeckes@arapahoegov.com>
Subject: F16-001-NO CHANGE IN DENSITY ON WEST SIDE OF S UINTA WAY IN MVG

We as a homeowners living in this area are aware that Planning Board of Arapahoe County will be reconsidering increasing the density from 1 DU/acre to 1-2 DU/acre on the west side of S Uinta Way. Many of the residents, including ourselves, who are not selling property to builders, and some newcomers who bought in MVG because of its uniqueness, want the density to stay at 1 DU/acre. This is no "cookie cutter" neighborhood we live in but this density change could easier turn us into one. We adore our closed-knit unique community and fear this change would bring about those builders whose interest is only the bottom-line. As with all neighbors, we want to maintain the uniqueness of this neighbor and preserve the quaintness for our children. Please keep development on the S. Unita Way to 1DU/acre. Thank you very much.

Peter and Tina Pak

8583 E. Oregon Pl.

Denver, CO 80231

303-369-3690

Dear Arapahoe County Planners,

When the Four Square Mile Subarea Plan was adopted in 2005 and revisited in 2010 it was recognized that the west side of Uinta Way was much more rural than the east side, and that it was in the best interests of the neighborhood to limit the density to one house per acre to preserve the character of the neighborhood and the wildlife and native plants that are indigenous to the west side. Little has changed since then with the exception of the homes in Denver facing the canal and the property, formerly belonging to Bill Packard, that Jim Latsis purchased and developed.

The issue here comes down to land use. The west side of Uinta is a little oasis which provides a conduit to the Highline Canal. It is completely different from the east side. It is defined by the open spaces, beautiful mountain views and 90 year old pine trees prevalent on this side. The character of our community is why many have invested their life savings to live here. The idea that homeowners who have smaller lots should have no say in what happens to the neighborhood is wrong. They should have the same rights to enjoy their homes and neighborhood as those who came before and now consider their property simply as an investment.

This amendment represents a big change for our neighborhood. Satellite imagery shows that there are currently 37 houses on the west side of Uinta Way on a total of 40 acres. This proposed amendment would allow 31 more homes, almost doubling the infrastructure requirements. Thirty new homes would create an additional 300 car movements daily significantly increasing traffic congestion. S. Uinta Way which is already overburdened, may have to be widened, front yard property confiscated, trees and landscaping likely cut down. Property values will decrease as density increases. Utilities will need to be upgraded for additional electric, water, gas, sewer lines. Sidewalks and streetlights may be required. Storm sewers would need to be constructed to handle the increased runoff from new roofs, new sanitary sewerage, streets and driveways.

A tax increase to pay for all the required infrastructure is also a question because some of the costs are not the builder's responsibility.

This amendment is unnecessary. At this time anyone is free to request a waiver or zoning change. Granted, the fees may be less if this amendment is approved, but if one considers the profit margin inherent in subdividing and building several houses, the fees saved become neglgible.

If this amendment is adopted a few people, primarily developers, will benefit monetarily, but the majority of homeowners will be faced with a less desirable neighborhood and possibly higher taxes. Please vote against this amendment.

Sincerely yours,

Fred and Margaret Hoeppner
1573 S Uinta Way

Dear Ms. Yeckes

I am a homeowner in the Mountain View Gardens neighborhood of the 4 Square Mile area. We have owned the property and built our family home over 30 years ago at 1773 South Uinta Way on the canal side. I speak for my husband, Don, who passed away three years ago and for myself. Don was a force in this neighborhood for preserving the natural open space and keeping our density low. I have continued to hear from our neighbors, that many have moved to homes or built their dream home here for the uniqueness and the diversity which creates the beauty of our neighborhood. I realize that priorities shift as we age and a few become concerned about benefiting financially in lieu of what is best for those that have invested their savings in building or buying in our neighborhood. It appears, in my opinion that a few neighbors have been convinced by the 'builders' that they will benefit from higher density. I disagree that higher density increases the value, as there are so many other assets that influence the value of our property. And many large tracts of land have been sold here for a single family home. I believe that is a deception being circulated to some of our older residents, when in fact the person who benefits most from higher density is the builder not the property owner.

I care about those who have invested their life savings to live here and I care about my family that wants to stay here, in a neighborhood that provides something very different than

the common neighborhood, one that is full of caring people enjoying what nature has gifted us with open areas. My husband, Don, and I gave of our time to help create a plan for what we saw was a unique gift in this neighborhood and the grief from loosing him still weighs heavy on my heart. I only want to continue on in his memory the opportunity to fulfill not only his dream but support that dream for many of our neighbors who share this space in Mountain View Gardens.

Please consider this carefully. The area does not have to melt into the 'building frenzy' and could be a model representing an eco conscious community.

Plus, I am concerned for my friends who have already sold under a false pretense. They are my friends and neighbors as well.

Respectfully submitted,

Patricia Hood

1773 South Uinta Way

Denver, Colorado 80231

Arapahoe County Public Works and Development
C/o Jan Yeckes
6924 Lima St.
Centennial, CO 80112-3853

RECEIVED
FEB 03 2016
ARAPAHOE COUNTY
PLANNING DIVISION

Dear Ms. Yeckes -

As co-owner of the home at 1603 So. Uinta Way I oppose the proposed amendment for the Four Square Mile Sub-Area Plan which would change the density from 1 dwelling unit per acre or larger to 1-2 dwelling units per acre.

The resulting congestion would spoil the rural trail next to the canal, where people run, and walk their dogs This amendment would change the unique character of the neighborhood and might also result in increased taxes to pay for the necessary urbanization "amenities."

The wishes of a few who want to build another 20-30 houses should not be allowed to destroy a unique sanctuary. Traffic would inevitably increase, as would noise levels and ongoing congestion. Unique vegetation will be damaged or destroyed. Wildlife will leave.

I urge the Planning Commission to stand by the current Sub-Area Plan - Single Family - One (1) Dwelling Unit Per Acre.

Thank You -

Elizabeth Asnicar
PO Box 941
Lyons, CO 80540

1/29/16

March 8. 2016
Attn: Jan Yeckes
Planning Division Manager
Arapahoe County
Lima Plaza
6924 S Lima St
Centennial, Co 80112
Re: Case #Fl6-00J
Dear Ms. Yeckcs.

Last winter the Arapahoe County Board of Commissioners approved the development of the nearby Skymark Apartments; despite a recommendation to deny approval made by the Planning Commission. Reasons to deny approval given by the planning commissioners included their opposition to an increase in density beyond that allowed by current comprehensive planning and the obviously inadequate capacity of adjacent roadways to handle the subsequent increased traffic. My neighborhood is now struggling with a county planning commission recommendation to increase the allowed unit- per- acre density in Mountain View Gardens. I oppose this recommendation for the following reasons:

1. It has been implied that the county wishes to avoid burdening potential developers of affected lots with the cost of a waiver- request hearing. The cost of this hearing has been quoted to me by developer Jim Latsis at $7500-$15000. Jim wants to develop a 2.59 acre property adjacent to my property where he may be able to build, if this recommendation is approved, five homes valued at an estimated minimum of $800,000 each. The cost of a waiver hearing regarding this property represents 0.00375%, or 375/1000 of one percent of the theoretical sale price of those five homes. He will spend more on the granite countertops in one home than on a waiver hearing. So I discount the argument to save the potential developers the cost of a waiver hearing. 1 have to ask what the motivation for this recommendation is. Is it for the community's residents or for developers?

2. The county waiver hearing process, while perhaps a burden on the staff, is a highly democratic process that provides an opportunity for participation in local development by developers and interested neighbors that may result in a compromise acceptable to all parties. This recommendation for a "blanket" change in the allowed density is a top-down, undemocratic effort that will usurp this participatory voice from the neighboring citizens.

3. The metro area, and especially the area in the Denver core, is reeling from the traffic and housing congestion, high costs of living and rent, increased crime, increased noise and decreased public services that has resulted from a sudden and continuous increase in population density that the government is not prepared for. The capacity of the roadways, in particular our adjacent Parker Road and Florida Avenue, to handle yet another increase in density is obviously inadequate.

This recommendation may increase the number of homes in the affected area by as much as 500% and lead to increased noise, even more traffic congestion and accelerate the pace of construction. The only check on this excessive growth emanates from the planning commission. The commissioners should resist overdcvelopment and encourage smart growth that protects *the* quality of life and the safety of the public they serve. Case #F16-00 1 is a step in the wrong direction.

This density issue was addressed by the 4 Sq. Mile plan in 2005 and 20 I 0 - it has been settled. Case #F16-00 1 has brought unnecessary tension and stress to my neighborhood. The residents have spent energy and time addressing it. Strong words, even hateful emails, have been exchanged between neighbors creating wounds that may not heal. I urge the county to abandon this recommendation and use the existing democratic waiver process to provide compromise solutions that will more satisfactorily meet the needs of every concerned party.

Sincerely,
David Stalheim. PE
8422 East Oregon Place

Jan.16,2016
BROCKMANN SUBDIVISION
Requesting EXCLUSION from Case No •• F16-001
Our considerations:
It's fifteen homes stand on a master plan of 19 laid out
; by Fensten Engineering Company and approved by Arapahoe
County. (plans available herewith).
It's appropriate development has included:
- good site planning of individual lots,
- complete storm drainage conduits,
- wide easement for regional crossing electric highline,
- underground electric lines throughout,
- networks of sanitary sewerage and all residential utilities,
- wide paved street with sidewalks,
- the bordering lots on Canal land well engineered, stabilized•
This small Brockmann subdivision -located beyond the end
of Uinta Way is stable and complete with utilities, therefore
would seem to need no further master planning as offered in
Case F16-001.
...' .••.....••.•..•.....••.•...•.....
This note by a sampling of Brockmann Subdivision homeowners:
Irwin Cohen •••••••• 1840 S. Xenia Ct.
Alan Windmiller •••••••• 1899 " " "
George Nez •••••••••• 1889
Delmar Beverly •••••••• 1859
Edmund Casper •••••••• 1879
Judith Sirokman •••••• 1922
Ben Shukert ••••••••• 1869
Paden Wolfe •••••••••••• 1941
Rick Higgins •••••••••• 1931
Gordon Bernhardt •••••••• 1880
•'
.·

> On Mar 22, 2016, at 2:37 PM, SCNLP <scnlp@earthlink.net> wrote:
>
> Dear Ms Yeckes,
>
> With regard to the proposed amendment for the 4 Square Mile Subarea Plan, and as a resident and member of the Mountain View Gardens Home Owner's Association, I wish to state my opposition to this current proposal or any that would increase the housing density of my neighborhood.
>
> I do appreciate the County asking for homeowner inputs on this matter. As part of MVGHOA, I took special care to examine both the points of view of my neighbors, and the economic and physical facts, and concluded this change would have seriously deleterious effects on my wonderful area. Those negative effects were listed in our recent survey, and I wholeheartedly concur.
>
> Regards,
>
> Marc Solomon
> 1714 S Uinta Way
> Denver CO 80231
> 303 579 2578

Map of the area proposed for amendment.

42

ARAPAHOE COUNTY
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MAY 17, 2016 AT 6:30 P.M.
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NO. F15-001, FOUR SQUARE MILE SUB-AREA COMPREHENSIVE PLAN AMENDMENT - STAFF INITIATED

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	Kathryn Latsis	8875 E. Mexico Dr	In favor	Yes
✓2	TERRY STEFANOUDAKIS	1718 S. UINTA WAY	IN FAVOR	YES
✓3	Lois MacPhee	1593 S. Uinta Way	IN FAVOR	YES
✓4	Alex MacPhee	190 S IVY ST	IN FAVOR	YES
✓5	Will MacPhee	1593 S. UINTA WAY	IN FAVOR	YES
✓6	Michael Saluing	1774 S Uinta Way	Opposed	Yes
✓7	MARC SOLOMON	1714 S UINTA WAY	OPPOSED	YES
✓8	GEORGE NEZ	1889 S. XENIA CT	NETRAL	YES
✓9	Rochelle Cohen	1849 S. Xenia Ct	opposed	yes
✓10	Pat Kowalski	1599 S. Uinta Way	Opposed	yes
✓11	Andrea Van Steenhaum	1599 S Uinta Way	Oppose	yes
✓12	Shirley Beverly	1859 S Xenia ct	opposed	
✓13	Delmon Beverly	1859 S. Xenia CT	Opposed	Yes
✓14	Alex Rechtman	8521 E. IOWA PL	OPPOSED	Yes
✓15	Samuil Vaugushteyn	8595 E. Hawaii Ln	opposed	Yes
✓16	PATRICIA HOOD	1773 S. Uinta Way	OPPOSED	YES
✓17	Ronald Harbert	1890 So. Xenia Ct.	Opposed	No
✓18	Robert Pash MD	8463 E Hawaii Lane	opposed	Yes
✓19	MIKE MARTIN	1650 S. Quebec Way	opposed	No
✓20	DAVE STAHLHEIM	8422 E. OREGON PL	OPPOSED	YES

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1	Elisa Moran	8451 E. Oregon Pl. Denver	Opposed	Yes
2	John Smith	1760 Solinta	Opposed	No
3	Deborah Cayle	8529 E. Oregon St	Opposed	No
4	Lindy Gilchrist	1625 S. Willow Ct	Opposed	~~No~~ Yes
5	RICH LAWS	8931 E Wesley	FAVOR	YES
6	Wendy Stalheim	8422 E. Oregon Pl	opposed	NO
7	Celeste Nottingham	8281 E. Florida Ave + 8860 E Mexico Dr	opposed	yes
8	TOM HENRY	8575 E HAWAII LN	Favor	Yes
9	DON ROGGES	1802 S. LINTA WAY	OPPOSED	YES.
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1 ✓	GEORGE LATSIS	8895 E. MEXICO DR.	IN FAVOR	YES
2 ✓	Jim Latsis	8875 E. Mexico Dr	In favor	YES
3 ✓	Mary Oleson	1739 So. Linta way	in favor	yes
4 ✓	PAULA BOVO	9056 E Colorado Cir	OPPOSED	YES
5 ✓	Margaret Hoppner	1363 S. Uinta Way	OPPOSED	YES
6 ✓	[illegible]	1890 S Xenia Ct	Opposed	[illegible]
7 ✓	[illegible]	1760 So Uinta Way	opposed	NO
8 ✓	Roxanne D. Metta Pash	8463 E Hawaii Lane	OPPOSED	NO
9 ✓	Laura Paolicelli	1514 S. Uinta Way	OPPOSED	YES NO
10 ✓	Mia Paolicelli	1514 S. Uinta Way	OPPOSED	NO
11 ✓	Jim Dudley	1625 S Willow Ct	OPPOSED	Yes
12 ✓	BOB NEUMANS	1603 S UINTA WAY	OPPOSED	YES
13				
14				
15				
16				
17				
18				
19				
20				

Distributed 05/17/2016 PC
Public comment

Julio Iturreria

From: Jan Yeckes
Sent: Tuesday, February 09, 2016 8:25 AM
To: Julio Iturreria
Subject: Fwd: Please allow increased density on the West Side of S. Uinta Way

Citizen letter for file.
Begin forwarded message:

From: Michael Goodman <mgoodman@denver-injury-attorney.com>
Date: February 8, 2016 at 3:49:06 PM MST
To: <jyeckes@arapahoegov.com>
Subject: Please allow increased density on the West Side of S. Uinta Way

Dear Ms. Yeckes:

I am writing in favor of increasing the density on the west side of S. Uinta Way. The overwhelming number of properties in the involved area have approximately 1/3 acre. Accordingly, changing the density from 1 house per acre to 1 -2 houses per acre will not significantly change the character of the neighborhood. The neighborhood, moreover, will already have open space preserved by the upcoming creation of Long's Pine Grove Park.

The number of owners, of which I am one, with property in excess of an acre is small (6 or 7 owners). This small number of individuals should not be unreasonably forced to bear the cost and responsibility of the neighborhood character by limiting development of their land. Moreover, some of the parcels would be beautified by construction and landscaping. The opponents to this change are very passionate, but the sky will not fall by increasing the possibility of a few more houses in the neighborhood.

While I have no plans to build any other houses on my 1.5 acres, the limitation should be changed so that the plan for the neighborhood is consistent regardless of which side of the Uinta is involved.

Michael Goodman
1567 S. Uinta Way
Denver, CO 80231
(303) 956-7379

Received 05/17/2016 PC
George Nez

CASE F -16-001

Ref. to letter from County Planning Commission (December 1, 2015)
"this is a Legislative Action...the Planning Commission shall evaluate the proposed amendment, referral comments, staff report, and public testimony, and take one of he following actions:

- Approve the request
- Approve the request with conditions
- <u>Table the request for further study</u>
- <u>Continue to a date and time certain to obtain more information and to take additional public testimony</u>
- Deny the request "

.....

I, resident in the plan area - with experience in urban planning - recommend either of the above actions which I have underlined. Further study is critical, for example:

Should the scattered vacant land of approx. 16 acres which is now without basic community infrastructure, be suddenly opened to a rush of speculative housing, filling in 32 more houses among the existing 38 houses?

The historic fact is that the existing housing gradually met their own service installations, over a long time of environmental care.

.....

NEEDED INFRASTRUCTURE PLANNING AND COST DISTRIBUTION

If this stable environment is to be opened to today's pressing housing market, what are the necessary improvements, on surface or underground, reaching throughout the community ? Including impacts on East side of Uinta.

EXAMPLE : TRAFFIC CAPACITY OF UINTA WAY, AND BOTH END INTERSECTIONS ? Being only 30' wide, without sidewalk on entire west side, dangerous for traffic if parking both sides, having no street lighting. suffering increased outside through-traffic speeds and volumes to avoid the Parker-Florida intersection. Under the proposed zoning, 32 more houses might generate 300 more car movements daily (est.: 3 car-trips per house, meaning 6 to 8 car-movements along Uinta , plus all delivery traffic...)

EX: STORM DRAINAGE: a wide dominant topographic impact overlying existing as well as planned housing. So critical in to all urban planning, example: must have regional gravity flow throughout, under all roadways, existing pipelines, under High-Line Canal, etc. Cost distribution ? both direct costs and impact adjustments and to existing site planning ?

<u>Example</u>: see Brockmann subdivision, altered it's entire western edge of ½ mile, eliminated three large drainage ponds, to pass under Hi-Line Canal.
<u>Examples</u>: two large storm drainages built within the housing land , E. of Uinta.

OTHER COMMUNITY SERVICES of wide radius with a 30 house increase (or 80% increase to existing housing stock).
Street drainages.
Fire plug system.
Electric lines to go underground.
Water line network expansion.
Gas network.
Sidewalks throughout.
Street lighting.
.....

In short, any blanket permission for "random infilling" at this scale should be detailed enough by county departments and respective utilities . showing the necessary cost distributions - for enlightenment of the host community.

Respectfully submitted,

George Nez
former planning director
of Denver through a 7-year
comprehensive rezoning.

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