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, JULY 5, 2016 @ 6:30 P.M.

GENERAL BUSINESS ITEMS

APPROVAL OF THE MINUTES FROM APRIL 19, 2016	**VOTE: Continued to July 19, 2016**
APPROVAL OF THE MINUTES FROM MAY 17, 2016	**VOTE: Continued to July 19, 2016**

REGULAR ITEMS

ITEM 1:	**CASE NO. Z15-007, ILIFF AVENUE SINGLE FAMILY RESIDENCES / PRELIMINARY DEVELOPMENT PLAN (PDP)**		
LOCATION:	Iliff Ave. east of Yosemite St.	**VOTE:**	
ACREAGE:	8.75 acres	**5**	**IN FAVOR**
EXISTING ZONING:	MU-PUD / R-PM	**0**	**OPPOSED**
PROPOSED USE:	Single Family Residential	**2**	**ABSENT**
APPLICANT:	Alpert Development Inc	**0**	**ABSTAIN**
CASE MANAGERS:	Planner, Sherman Feher; Engineer, Sue Liu		
REQUEST:	Approval of the PDP for 121 DU	☐ **CONTINUED TO:**	
MOTION SUMMARY:	Recommended approval **with staff's amended findings and conditions**; BOCC action required	**Date: _____**	

ANNOUNCEMENTS:

- **The next regular Planning Commission meeting is scheduled for July 19, 2016.**
- **Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at *www.arapahoegov.com* or you may contact the Planning Division at 720-874-6650.**

PLANNING COMMISSION MEMBERS:

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

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MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, APRIL 19, 2016

ATTENDANCE	A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Richard Sall, and Diane Chaffin. Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Sherman Feher, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager, and members of the public.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
	GENERAL BUSINESS ITEMS:
APPROVAL OF THE MINUTES	**The motion was made and duly seconded to accept the minutes from the February 16, 2016, March 8, 2016, and March 15, 2016 Planning Commission meetings, as presented.** **The motion passed unanimously.**
	REGULAR ITEMS:
Item 1:	**Case No. P14-023 / Welch Subdivision #04 / [Lanser] / Minor Subdivision (MS) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** Mr. Skinner introduced the application and explained the request, history, and purpose for the Planned Unit Development (PUD) process. He stated the applicant was seeking to split the single lot to create one additional lot for a single-family, detached home. He described the zoning and provided a summary of the surrounding lot

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	sizes. Mr. Skinner stated some of the lots in the area were smaller than the minimum required lot size for the zone designations on the property. He reported staff did not know the history of why those lots had been approved. He stated at least one of these lots was smaller than the smaller of the two proposed lots within the minor subdivision. He stated staff felt this was compatible with the surrounding residential development. Mr. Skinner noted the property adjoined a larger property, which was in use as a place of worship. He reported announced that the applicant and property owner were in attendance; further, he stated there might be neighbors present at the meeting as well. Mr. Skinner then pointed out the recommended height difference from what was requested. Mr. Skinner state staff recommended a 30-ft height as a compromise between the 25-ft and 35-ft homes in the area. Jamie Chambers, represented on behalf of the property owner. She reported being a land surveyor and planner. Further, Ms. Chambers stated she had been pursuing this change since 2013 and had taken the time to address the issue with the area neighbors. She said, due to the zoning being obsolete, she was requesting a PUD rezoning as their only option. She planned to sell the property and have the new owner proceed with the Final Development Plan (FDP) for the new home. He stated the restrictions of the PUD would run with the land. He said the Homeowner's Association (HOA) had expressed concerns with the property height, which staff recommended a compromise. Ms. Chambers felt the request was consistent with the Comprehensive Plan. She stated the property was already bounded by a fence on three sides and was open on the north side. Mr. Rosenberg commented there was no new letter changing what the HOA originally requested. He read the stipulations into the record. Mr. Rosenberg and Mr. Weiss expressed their concern over the building height being 30 feet instead of 25 feet. Ms. Chambers indicated the owner had agreed to the setbacks. Mr. Rosenberg asked whether this requirement could be added as a condition of approval. Ms. Chambers said she was agreeable to that. Mr. Rader asked for clarification on the front yard of the new lot. He asked if it would be facing Jewell Circle and asked for clarification on the front setback and lot width.

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	Mr. Skinner explained the front setback was 45 feet, the lot width at the setback was 75 feet, and the chord length at the street was 50 feet. Mr. Rosenberg opened the hearing for public comment. There was one neighbor present who had signed in, but said he had just come to learn about the project and had no comments. There were no further public comments. The public hearing was closed. **It was moved by Mr. Brummel and duly seconded by Mr. Sall, in the case of P14-023, Lansor Minor Subdivision, that the Planning Commission had read the staff report, received public testimony, and found themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated April 8, 2016, and recommended approval of this application, subject to the following conditions:** **1. Prior to signature of the final mylar copy of the plans, the applicant agrees to address the Planning and Engineering Division comments and concerns, as outlined in their reports.** **2. Prior to the Arapahoe County Board of County Commissioners meeting date, the applicant will provide a "Will Serve" letter from the local water and sanitary service district.** **3. Fees paid as cash in lieu of land dedication, and other public purposes, must be paid prior to recording the subdivision plat in accordance with Land Development Code requirements.** **The vote was:** Ms. Chaffin recused herself from voting on the matter, due to a real or perceived conflict of interest. **Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 2:	**Case No. Z14-010 / Welch Subdivision #04 / [Lanser] / Preliminary Development Plan (PDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** This item had been presented and discussions held as part of the Agenda Item 1 presentation.

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Mr. Weiss, prior to a vote, asked for clarification as to whether the current zoning limited the home height to 25 feet rather than the 30 feet recommended by staff and the 35 feet initially requested by the applicant.

Mr. Skinner reported the current R-2 zoning limited the height to 25 feet. He also noted the property adjoined the religious institution and could be considered transitional. He was unable to verify the height of the current home on the property.

Mr. Rosenberg opened the hearing for public comments.

There were no public comments.

The public hearing was closed.

There were discussions about whether to include a requirement for the HOA to provide a letter of approval of the changes.

Mr. Hill recommended additional conditions of approval, stipulating the two items from the HOA's current letter.

It was moved by Mr. Brummel and duly seconded by Mr. Sall, in the case of Z14-010, Welch Subdivision / Preliminary Development Plan, the Planning Commission has read the staff report and received public testimony and find themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated April 8, 2016, and recommend approval of the application, subject to the following conditions:

1. **Prior to signature of the final mylar copy of these plans, the applicant agrees to address Public Works and Development staff comments, including concerns identified in the most recent Engineering staff report.**
2. **The Preliminary Development Plan will be amended to reflect a maximum building height of 30 feet.**
3. **The minimum lot width will be 75 feet**
4. **The front setback will be increased to 10 feet behind front building setback of the home on adjoining lot.**

Mr. Weiss questioned whether a compatible home could be built on the lot with those setbacks. He also questioned why there should be an exception to the height of the home when the other R-2 zoned lots were limited to 25 feet. He speculated that perhaps the owner wanted

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	additional height to be able to build up rather than out with the restrictive setbacks. He noted the odd shape of the lot. Mr. Skinner noted the buildable area within the setbacks provided a building envelope of 3,900 square feet. Mr. Weiss felt this was approximately one-third less than available to the other lots. Mr. Rosenberg also felt the height should be limited to 25 feet. Mr. Weiss noted the home width, with the lot width and side yard setbacks, would allow a home to be only 36 feet wide at the front setback. Mr. Skinner further discussed some of the challenges of the heights within the R-2 zone district and what people expect to build today. Mr. Rader asked about the square footage of the current home on the property. Mr. Lanser indicated the home was approximately 2,700 sq. ft., of finished living area, plus a four-car garage. Ms. Chaffin recused herself from voting on the matter, due to a real or perceived conflict of interest. **The vote was:** **Mr. Weiss, No; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, No.**
Item 3:	**Case No. Z16-002, Watkins Farm / Conventional Rezone – Jason Reynolds, Current Planning Program Manager, Public Works and Development (PWD)** Jan Yeckes, Planning Division Manager, presented the application and shared the purpose of the staff-initiated request for the rezoning. She explained the request was based on history of the development and an incorrect recording of the lot size requirement and underlying zoning designation (R-A PUD rather than R-A conventional zoning) in the early 1980's. She reported the property owners and surrounding property owners had been notified of the proposed change. Ms. Yeckes noted she had received one phone call from a Watkins Farm resident with questions, but had received no comments. She also noted that two letters distributed to the Planning

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	Commission this evening were from Xcel and the Division of Water Resources. She stated their comments would be addressed with the future subdivision of the remaining land and were not specific to the rezoning of the property. Mr. Rosenberg opened the hearing for public comments. There were no public comments. The public hearing was closed. Ms. Chambers asked staff to explain the role of the East Arapahoe Advisory Board and the reason one of the members objected to the proposed rezoning. Ms. Yeckes noted the individual referral responses provided by the advisory members. She believed the member had been involved with the County for a very long time and was likely familiar with the original decision to require minimum five-acre lots and felt that decision should stand. She also explained that the action would resolve the nonconforming status of currently platted and developed lots and would allow the remaining property to be subdivided in a manner consistent with the current subdivision. There was also a question about the Division of Water Resources (DWR) comment that this was not a "subdivision" with a water sufficiency determination and that DWR would like to review these case types in the future. Ms. Yeckes explained DWR would receive referrals for any future subdivision/development of the remaining land and that DWR had no concern with the change in zoning relative to minimum lot size. **It was moved by Mr. Brummel and duly seconded by Ms. Chaffin, in the case of Z16-002, Watkins Farm Rezoning, that the Planning Commission had read the staff report and received testimony at the public hearing. They found themselves in agreement with staff findings in the staff report dated April 8, 2016, including all attachments as set forth and recommended the case favorably to the Arapahoe County Board of County Commissioners, subject to the following condition(s):** **1. Minor corrections to the conventional rezoning exhibit, identified by Public Works and Development staff as necessary, must be completed prior to the submittal of the final plans for County signature.**

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	The vote was: **Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes; Ms. Chaffin, Yes.**
Item 4:	**W15-003, Seasonal Farm and Ranch Events / Land Development Code Amendment – Tammy King, Zoning Administrator, Public Works and Development (PWD)** Ms. King presented the case and explained the proposal to update Chapters 4, 5, and 19 to better define parameters and thresholds for Seasonal Farm and Ranch Events. Ms. Yeckes presented REAP comments. Mr. Rosenberg opened the hearing for public comments. Sherry Hughes stated the roads were maintained by the homeowners and not by the County. She said this type of event was impacting their abilities to maintain a good road and their costs. She stated these are individual efforts and not by an HOA. The properties were 35-acre lots on private roads in unincorporated Arapahoe County. Ms. Hughes said there was also no alternate access, so having so many vehicles coming down the road impacted their access. She reported there had also been trespass incidents from people attending the rodeos. Mr. Rader commented that it sounded like 100 cars was an impact in the situation. There were no further public comments. The public hearing was closed. Mr. Brummel asked how this would impact the rodeo in Deer Trail. Ms. King stated that event occurred in the incorporated Town of Deer Trail, so would not be impacted by the code change. Mr. Rosenberg stated he felt a public hearing should be held in the eastern community, preferably in Strasburg or Byers, so people could address this in their own community. Mr. Hill stated this could be deferred for an informal committee. Mr. Rosenberg stated this was not his intent.

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	For a new hearing, Mr. Hill stated no date certain was required, as the change in location would require new noticing with publication in the I-70 Scout and The Villager. **It was moved by Mr. Rosenberg and duly seconded by Mr. Rader, in the case of W15-003, Land Development Code Amendment to amend Chapters 4, 5, and 19 to address Seasonal Farm and Ranch Events, that the Planning Commission determined to reschedule the meeting to be held in the eastern portion of the County and such hearing should be conducted within 90 days of today's meeting.** Ms. Yeckes noted the case would likely move forward more quickly than 90 days; however, the additional time would allow additional coordination with REAP for an informal meeting to give affected businesses and individuals an opportunity to discuss this further. In addition, the extra time would help REAP to develop final comments on the proposal prior to the public hearing. **The vote was:** **Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes; Ms. Chaffin, Yes.**
Item 5:	**W15-004, Septage Regulations / Land Development Code Amendment – Tammy King, Zoning Administrator, Public Works and Development (PWD)** Ms. King presented on the case. She reported staff proposed to add Section 12-2500 to the Land Development Code (LDC) to better define parameters and thresholds for Septage and Sewage Land Application Regulations. She explained the history of working with Tri-County Health Department (TCDH) and the Colorado Department of Public Health and Environment. Ms. King also noted letters from the owners of two affected properties; which had been provided in the Planning Commission (PC) packets along with agency referral comments. Ms. King reported the individuals could not be present for the hearing and requested their comments be entered into the record. There were a number of Planning Commission questions about State regulations, how septage and sewage differed from reclaimed water in reference to Cherry Creek Basin Water Quality Authority's comments, and the process for bio-solids land applications, which required a permit from CDPHE.

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	Mr. Hill explained how the terms in the proposed regulation were defined. He also explained that appropriate tillage practices were not occurring, which was leading to water quality contamination concerns for area creeks, accumulation of trash in the septic and sewage materials, and odor problems. He said this was not sufficiently regulated or enforced by the State, and the County did not have the expertise to manage these processes. Mr. Rosenberg opened the hearing for public comment. Reed Hanks, a ranch owner in the east county, stated he was very familiar with MetroGrow operations. He explained the history of tanker trucks depositing material on a poorly maintained and very erosive section of land. He assumed it was regulated, and noted the frequency increasing over a period of six years. He had observed Columbia Sanitation and noted they broke every rule in the book. He reported the driver explained what he was doing and stated there was no regulation other than grinding or filtering. He said the fluid was not injected, and tampons, condoms, and other trash were visible on the ground. Mr. Hanks stated filtering was not being done and it was apparent that no grinding was occurring due to the presence of whole trash. He stated the driver had indicated some of the material came from mountain resort towns. He reported that Tri-County Health Department (TCHD) had informed him that there were no regulations in place. Mr. Hanks reported having then contacted Commissioner Bockenfeld. He said, after receiving a violation notice from TCHD, they just moved farther east. He said the water table was only 15 to 20 feet down. He had reported to the Division of Water Resources that some digging down to the water table was going on near the site of dumping; however, it was covered up by the time DWR got out to inspect. He said his parents' parents had subsequently reported the company. Mr. Hanks stated his wife had a video of the occurrence. Ms. King requested the name of the owner of the property where the dumping occurred. Mr. Hanks, stated he was speaking for himself and his wife Tanya. He reported having inherited the property that had been in the family for a very long time. He said the ground was very erosive. He could not understand how TCHD could have issued a permit for the property. He explained the topography of the land, drainages across the land, and the soil types. Mr. Hands reported, after substantial rainfall, water ponds on the properties in this area and their cattle drank from the ponds on their own land. He said TCHD indicated

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	they did not have the resources to test the water to make sure these actions were not causing contamination. Mr. Hanks stated it was the worst thing ever. He said, during winter, the ground froze to about a foot after a summer with higher rainfall as occurred last year. He reported the company was dumping on the snow and frozen ground every day. He felt TCHD had not been successful at monitoring and enforcing any permits they issued. There were no further public comments. The public hearing was closed. Mr. Weiss asked how widespread the issue was and if it was occurring in multiple locations. He asked what action the County took. Ms. King said Zoning was not out looking, but the Arapahoe County Board of County Commissioners felt, in this type of situation, two complaints were sufficient to indicate a need for regulation. She said the County could enforce as a zoning violation with the proposed regulation. Mr. Rader asked if the Sheriff's got involved. Ms. King explained the coordination efforts. Mr. Hill further explained the process for enforcement. He stated the property owner was ultimately liable for the violation. Mr. Rader asked how the company could be penalized. Mr. Hill indicated that would require action beyond the County's authority. **It was moved by Ms. Chaffin and duly seconded by Mr. Sall, in the case of W15-004, Land Development Code Amendment, Chapter 12 Specific Regulations, addition of Section 12-2500, Septage and Sewage Land Application Regulations, that the Planning Commission had read the proposed code amendment and staff report and considered additional information presented during the public hearing and found themselves in agreement with staff findings one (1) through four (4), as set forth in the staff report dated April 8, 2016, and recommend the case favorably to the Arapahoe County Board of County Commissioners, with the following conditions of approval:**

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	1. Minor modifications to the text identified as necessary are required prior to the incorporation of the amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text and may relocate definitions to Chapter 19. **The vote was:** **Mr. Weiss, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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MINUTES OF THE REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, MAY 17, 2016

ATTENDANCE	A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin. Also present were: Robert Hill, Senior Asst. County Attorney; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Larry Mugler, Demographics Planner; Jan Yeckes, Planning Division Manager, and members of the public.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
REGULAR ITEMS:	
Item 1:	**Case No. F15-001, Four Square Mile Sub-Area / Comprehensive Plan Amendment – Staff Initiated – Julio Iturreria, Long Range Planner, Public Works and Development (PWD)** Mr. Iturreria presented the case. He reported that the hearing had been properly noticed and posted on the county web site. He explained the proposal was for a staff-initiated, comprehensive plan amendment to the Four Square Mile Subarea Plan. He reported the amendment would adjust the subarea plan density designation, west of S Uinta Way and south of E Florida Avenue, from 0-1 dwellings per acre to 1-2 dwellings per acre. He stated the proposal would affect approximately 54.5 acres of land. Mr. Iturreria noted that this was the only area in the Four Square Mile Subarea Plan with a density of 0-1 dwellings/acre and that the proposed change would affect about eight lots. He explained the rest of the lots in the area were already more dense than 1 dwelling per acre. He said staff recommended approval of the proposed amendment.

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	Mr. Rosenberg opened the hearing for public comment. Ten (10) members of the public spoke in favor of the proposed change (see attached sign in sheet for a list of attendees). Twenty two (22) members of the public spoke against the proposal, expressing concerns about changing the character of the neighborhood, traffic, infrastructure, wildlife, and loss of a buffer between the Highline Canal and the rest of the neighborhood. Several people who spoke in opposition asked the Planning Commission to consider individual comprehensive plan amendment requests, from owners interested in developing, rather than approving a change to the entire neighborhood. There were no further public comments. The public hearing was closed. Staff responded to the comments, noting the existing infrastructure was sufficient to support the potential increase in the number of homes. It was stated Arapahoe County Engineering and the water/sewer district representative reviewed the proposal and had no concerns. Staff reiterated the proposal was strictly a comprehensive plan change. Any zoning requests would come later and would have a separate public hearing. Staff noted 54% of the affected area was already zoned for densities greater than 1 dwelling per acre. The Planning Commission asked questions about the option for individual property owners to seek comprehensive plan amendment changes. Staff explained the cost of privately initiated comprehensive plan amendments would be $7,500.00 in addition to all the other fees associated with the actual development of the property (ies), upon approval of a comprehensive plan amendment. Mr. Hill noted the distinction between the Comprehensive Plan and zoning on the properties. **It was moved by Mr. Brummel and duly seconded by Mr. Sall, to approve Case No. F15-001, Four Square Mile Subarea Plan Amendment, as requested.** **The vote was:**

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	Mr. Weiss, No; Ms. Rieck, No; Ms. Chaffin, No; Mr. Rader, No; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes. The motion failed.
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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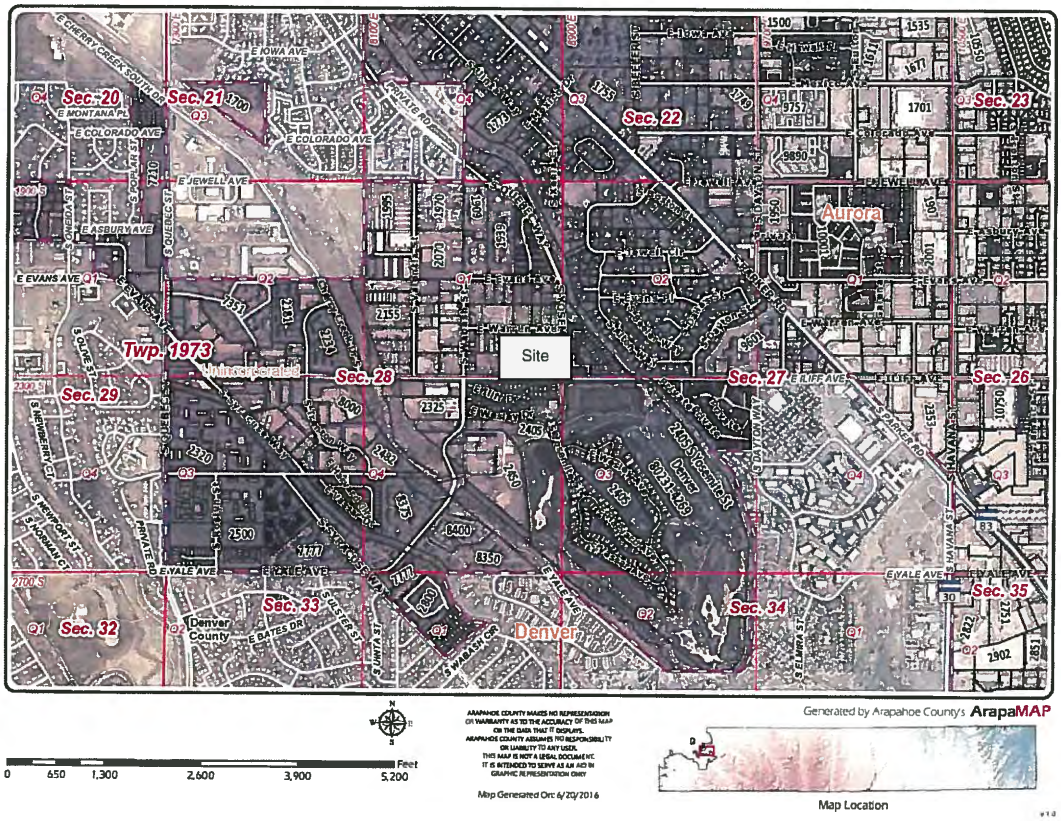
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING AGENDA
JULY 5, 2016
6:30 P.M.

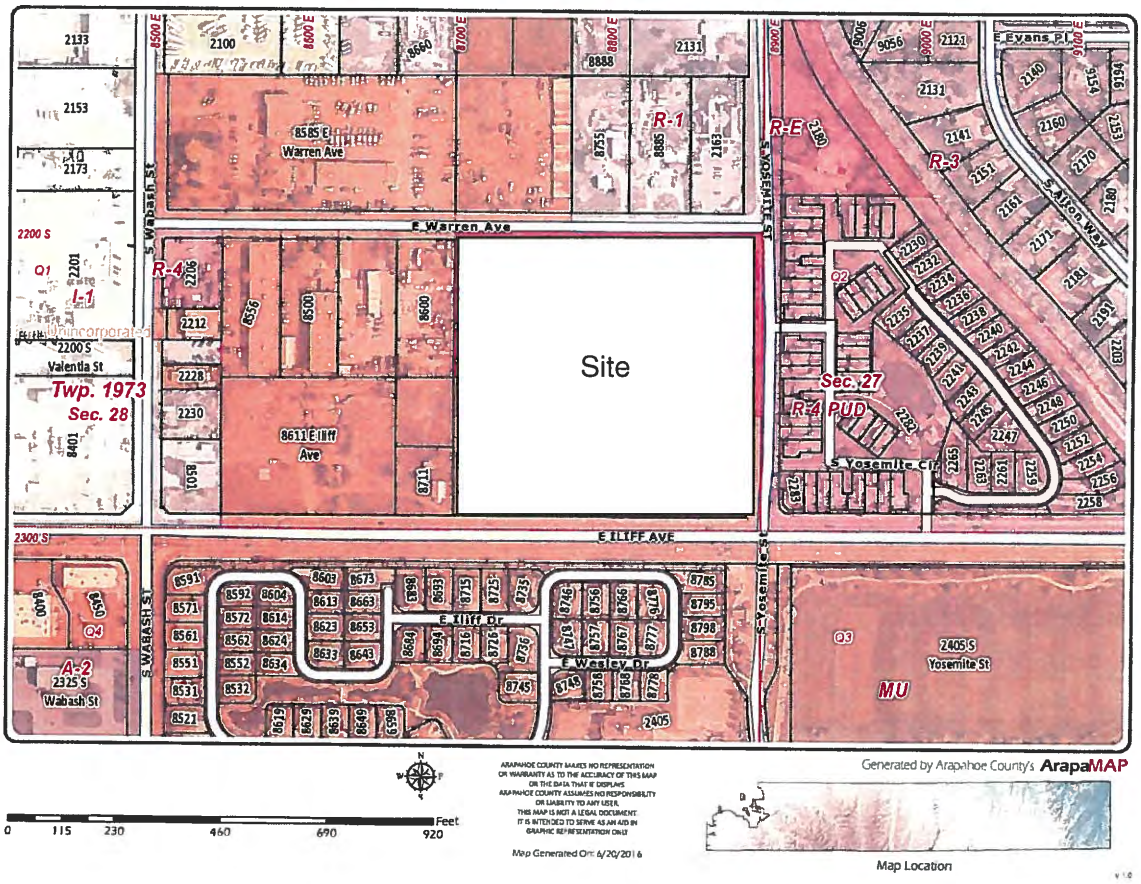
CASE # Z15-007 – ILIFF AVENUE SINGLE FAMILY HOMES – PRELIMINARY DEVELOPMENT PLAN

SHERMAN FEHER, SENIOR PLANNER **JUNE 23,2016**

VICINITY MAP The site is located west of the intersection of Iliff Avenue and Yosemite Street. This property is in Commissioner District 2.



VICINITY MAP



ZONING MAP

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North	-	Masons Garden Subdivision, MU-PUD & R-1 with USR, Commercial and Non-Profit Organization Building
East	-	The Township Subdivision, R4-PUD, Residential
South	-	Cherry Creek Country Club Subdivision, MU-PUD, Residential
West	-	Iliff Avenue Townhomes Subdivision, MU-PUD, Residential.

Looking North over Site from Iliff Avenue

Looking West generally from the corner of Iliff Avenue and Yosemite Street

PROPOSAL:

The applicant, Alpert Development Inc., on behalf of 8811 E. Iliff LLC and Warren and Iliff LLC is requesting approval of a Preliminary Development Plan (PDP). This PDP, if approved, will allow 121 dwelling units of single-family detached housing at a density of 13.83 du/ac. The property is 8.75 acres. The proposed development will have 35% open space.

RECOMMENDATION:

Staff: Staff recommends that the Iliff Avenue Single Family Homes Preliminary Development Plan be APPROVED, subject to conditions contained in this Staff Report, based on findings outlined herein.

I. BACKGROUND

The property was originally zoned R-1 in 1961. The property is currently zoned MU-PUD and R-PM as part of the Cherry Creek Market PDP for commercial and detached single-family residential units (Case No. Z04-008). That PDP allows some of the following uses: retail, office, restaurant (including up to one drive through.) A maximum of 38,000 sq. ft. of commercial building(s) was allowed. The maximum height for the residential use was 35 feet and for the commercial use was 45 feet. The commercial or single-family homes were never approved for a site plan and were never built. The proposed single-family housing is located where the current commercial and residential zoning was previously proposed.

II. DISCUSSION

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

1. The Comprehensive Plan

The Comprehensive Plan – Four Square Mile Subarea Plan designates this property as "Potential Mixed-Use Town Center". The definition of "Town Center" is an intensely developed mixed-use area within a city, town or community intended to serve as a gathering place for retail, service, offices and residential uses in a planned configuration that is accessible for vehicles and pedestrians. Other potential Goals/Policies in the Subarea Plan/Comprehensive Plan that apply to this proposal include: Goal/GM4: Promote compact growth in the Urban Service Area; Policy/GM4.1: Encourage a compact urban development pattern in the Urban Service Area; Policy/GM4.3: Promote infill development and redevelopment in the Urban Service Area; Policy/NH1.2: Promote a diversity of housing types in Growth Areas countywide and Policy/NH2.1: Reconcile new development with existing neighborhoods in Growth Areas. The proposed PDP for single-family residential fulfills the residential use requirements indicated in the Comprehensive Plan/Subarea Plan. This proposed development, combined with the Iliff Avenue Townhomes development that is adjacent to the west provide a mixture of various residential types in this area. There are various commercial and residential developments adjacent to this proposed development.

2. Ordinance Review and Additional Background Information

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

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

The proposed PDP does not generally change the existing surrounding infrastructure. Water and sewer capability is provided by Cherry Creek Valley Water and Sanitation District. An existing road system generally serves present and future uses. The developer will provide a road network within the development.

Some drainage improvements currently exist and more are needed as a result of this site plan review.

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

This proposed site plan is generally compatible with the surrounding land uses and natural environment. Some of the residential densities are greater to the east and west of the proposed development and some of the residential densities are less to the south.

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

Public services appear to be adequately provided, as evidenced by the response or lack of response to referrals. The Cunningham Fire Protection District referral response letter stipulates certain requirements.

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

The proposed PDP may enhance convenience for the present and future residents of Arapahoe County by providing for single-family housing in an area which already has some retail centers and employment.

e. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.
The proposed PDP seeks to ensure that public health and safety is adequately protected against natural and man-made hazards, as long as this proposed site plan meets certain engineering and building code standards and drainage and water quality standards are met.

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

Public accessibility will be provided for by the existing road and pedestrian system.

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

There will be no additional disruption to existing physiographic features with this PDP. There are no streams or lakes on this property.

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

Landscaping will provide amenities for this property. There will also be some recreational facilities that will be discussed more at length during the FDP stage.

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

The PDP provides for 35 % open space on this property.

Other Comments:

Cash-in-lieu of land dedication:

Cash in lieu of land dedication will be required at the Final Plat stage for schools, public parks and other public purposes (library). Cherry Creek School District has requested using the appraised value method.

III. REFERRAL COMMENTS

Comments received as a result of the referral process are as follows:

Engineering	-	Comments regarding PDP exhibit, SEMSWA comments, drainage study and plan, construction plan, and GESC plan. *Applicant made or will make corrections of Engineering Services Division comments.*
Mapping	-	Minor comments. *Comments have been addressed or will be addressed.*
Arapahoe County Assessor	-	No response.
Arapahoe County Zoning	-	No comments.
Arapahoe County Sheriff	-	Limited parking may inhibit response and parking for public safety. *Per Land Development Code applicant will meet parking requirements at FDP stage.*
Arapahoe County Transportation Division		Comments related to burial of above ground utilities and dedication of right-of-way. Applicant *will need to bury utilities and dedicate right-of-way, as appropriate. This will be a condition of approval.*
Arapahoe County Open Spaces		Comments related to using appraised value method for cash-in lieu for public parks.
Army Corps of Engineers	-	No response.
Urban Drainage	-	No response.
SEMSWA	-	No response to Planning.
Cunningham FPD	-	Comments related to fire protection. *Applicant will comply with comments related to fire protection. This will be a condition of approval.*
Cherry Creek Country Club HOA	-	Requested stone wall to surround development and have designated turn lane. *Specifics related to wall will be determined at FDP stage. Development will have designated turn lane.*
Xcel Energy	-	Xcel owns and operates electric distribution line on property. *Note will be provided on FDP.*
Four Square Mile Group	-	No response.
Cherry Creek School District	-	Comments regarding land dedication or cash-in-lieu using appraised value method. *Applicant will need to use appraised value method for cash-in-lieu. This will be a condition of approval at Final Plat stage.*

Tri-County Health	-	Comments on vector control, demolition of buildings, and community design for active living. *Applicant will include vector control measures in O&M manual.*
Cherry Creek W&S District		Signed referral response form but no specific response.
Century Link		No response.
RTD		No response.
Arapahoe County Library		Requested share of cash-in-lieu monies. *Will be addressed at Final Plat stage.*
West Arapahoe SCD		No response.
Post Office		No response.

IV. STAFF FINDINGS:

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

1. Staff finds that the proposed Preliminary Development Plan (PDP) appears to generally conform to the Arapahoe County Comprehensive Plan/Four Square Mile Sub-Area Plan, with the property being designated as "Mixed Use Town Center".
2. The PDP appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).
3. There are some Engineering and other issues that will be addressed through Conditions of Approval.
4. The Cherry Creek School District has requested that the applicant use the appraised value cash-in-lieu method for school cash-in-lieu at the Final Plat stage.

V. RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of the proposed Iliff Avenue Single-Family Homes Preliminary Development Plan (Z15-007), subject to the following:

1. The applicant must make all modifications to the Preliminary Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will comply with all Cunningham Fire Protection District referral comments.

4. The applicant will use the appraised value cash-in-lieu method as mentioned in the Cherry Creek School District referral letter at the Final Plat stage. Also the applicant will use the appraised value cash-in-lieu method for public parks and other public purposes.
5. The applicant will bury utilities and dedicate right-of-way as required by the County.

VI. DRAFT MOTIONS:

A. In the case of Z15-007, Iliff Avenue Single-Family Homes, Preliminary Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated June 23, 2016, and recommend this case favorably to the Board of County Commissioners, subject to the following conditions:

1. The applicant must make all modifications to the Preliminary Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will comply with all Cunningham Fire Protection District referral comments.
4. The applicant will use the appraised value cash-in-lieu method as mentioned in the Cherry Creek School District referral letter at the Final Plat stage. Also the applicant will use the appraised value cash-in-lieu method for public parks and other public purposes.
5. The applicant will bury utilities and dedicate right-of-way as required by the County.

Alternate Motions:

Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

1. State new or amended findings to support PC recommendation of "Denial" or, if needed, for a motion of "Approval, With Changes."
2. State any new or amended conditions if the motion is for "Approval, with Changes."

Attachments:
Application
FDP Exhibit
Referral Comments

Arapahoe County
Colorado's First

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

Land Development Application Formal

Form must be complete

APPLICANT/REPRESENTATIVE: Scott Alpert Alpert Development Inc	ADDRESS: 1201 S. Parker Rd, Ste 200 Denver, Co 80231 PHONE: 303-946-1153 FAX: 303-283-3102 EMAIL: Scott@alpertdevelopment.com	SIGNATURE: Scott Alpert Pres. NAME: Scott Alpert TITLE: President
OWNER(S) OF RECORD: 8811 E. Iliff LLC Warren + Iliff LLC	ADDRESS: 8933 E. Union Ave. Suite 216 Englewood, Co 80111 PHONE: 303.741.6343 FAX: 720.7899 EMAIL: steve@jandbbuilding.com	SIGNATURE: NAME: Steve Peckar TITLE: MANAGER
ENGINEERING FIRM: MM&D Engineering Services Inc	ADDRESS: 6901 S. Yosemite St #200 Centennial Co 80112 PHONE: 303-908-0062 FAX: EMAIL: wem46@Comcast.Net	CONTACT PERSON: Bill Miller 1981-00-0-00-083

Pre-Submittal Case Number: Q15-068 Pre-Submittal Planner: Sherman F. Pre-Submittal Engineer: Sue Lou

Parcel ID number:	031269458 and 031269482 and 031269466 and 031269474
Address:	8811 E. Iliff Ave. and 2245 S. Yosemite St and 2251 S. Yosemite St.
Subdivision Name:	Mason Gardens Addition

	EXISTING	PROPOSED
Zoning:	MU and R-PM	MU PUD
Project/Subdivision Name:	Mason Gardens Addition	Iliff Ave Single-Family Homes
Site Area (Acres):	8.6	
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):	14.5	
Building Square Footage:		
Disturbed Area (Acres):	N/A	
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	Z04-008 Q15-068	

CASE TYPE

	1041- Areas & Activities of State Interest		Location & Extent	X	Preliminary Development Plan		Special District/Title 30
	1041- Areas & Activities of State Interest – Use by Special Review		Location & Extent – Major Amendment		Preliminary Development Plan – Major Amendment		Special District/Title 32
	Comprehensive Plan		Master Development Plan		Preliminary Plat		Street Name Change
	Final Development Plan		Master Development Plan – Major Amendment		Replat - Major		Use by Special Review
	Final Development Plan – Major Amendment		Minor Subdivision		Rural Cluster		Use by Special Review – Major Amendment
	Final Plat		Planned Sign Program		Rezoning Conventional		Use by Special Review – Oil & Gas
	Land Development Code Amendment		Planned Sign Program – Major Amendment		Rezoning Conventional – Major Amendment		Vacation of Right-of-Way/Easement/Plat

THIS SECTION FOR OFFICE USE ONLY

Case No: Z15-007	Planning Manager: SF		Engineering Manager: SL		
Planning Fee: Y N $ 500 —		Engineering Fee: Y N $ 5000 —			

RECEIVED
NOV 16 2015
ARAPAHOE COUNTY
PLANNING DIVISION

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

Alpert Development, Inc.
1201 South Parker Road, Suite 200
Denver, CO 80231

November 5, 2015

Jan Yeckes
Planning Division Manager
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

RE: Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue, Preliminary Development Plan

Dear Ms. Yeckes:

Alpert Development, Inc. and MM&D Engineering Services, Inc. are submitting this application on behalf of 8811 E Iliff LLC and Warren & Iliff LLC. The purpose of this submittal is to present a Preliminary Development Plan for the Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue and 2245 & 2251 South Yosemite Street.

Iliff Avenue Single-Family Homes is an 8.6 acre proposed single-family development consisting of 121 - 125 private access drives, parking areas, pool, playground area, landscaping and water quality/detention pond facilities. The site is currently zoned MU and R-PM and we propose to re-zone the property to MU PUD for residential with 125 units maximum.

The site will contain single-family units featuring the garage on the first floor with optional bedroom/study, kitchen, family room and dining room on the 2nd floor and 2 or 3 bedrooms on the 3rd floor. The homes will have approximately 1,400 to 2,100 square feet.

Please contact me should you have any questions or concerns regarding this request at 303-946-1153.

Sincerely,

Scott Alpert, President
Alpert Development, Inc.

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
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www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

Engineering Staff Report

PHASE II – REFERRAL

Date: March 21, 2016

To: Sherman Feher, Planning Division

From: Sue Liu, Engineering Division

RE: Z15-007 Iliff Single family Homes PDP

MM&D Engineering Responses in RED.

Scope/Location:

Alpert Development Inc. and MM&D Engineering, on behalf of 8811 E Iliff LLC and Warren & Iliff LLC, is requesting approval of the Preliminary Development Plan for the Iliff Avenue single family Development. The purpose of this application is to rezone the properties to MU PUD for residential with 125 units maximum. The project consists of 8.6-ac and is located at the northwest corner of Iliff and Yosemite intersection.

The site will access through a ¾ movement access point onto Iliff Ave and full movement access point onto Yosemite Street.

Items included with this referral:

Preliminary Development Plan
Phase II Drainage Study
Traffic Impact Study

Cc: Charles V. Haskins, Engineering Services Division, Division Manager
Case File No. Z15-007
SPL RDR

Findings:

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

1. This site lies within both Basin 6 and Basin 7 of the Four Square Mile area, and is subject to a storm drainage fee in the amount of $8,313.00 and $4,827per impervious acre, respectively. The payment of said fee shall be guaranteed within the Subdivision Improvement Agreement that is processed with the final plat or final development application.
   RESPONSE: UNDERSTOOD
2. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the on-site and off-site improvements and the contribution to the Iliff Avenue roadway improvements related to this development. The SIA will be processed with the final plat application.
   RESPONSE: UNDERSTOOD
3. The applicant agrees to bury utilities and dedicated right-of-way as required by the County with the Final Plat applications.
   RESPONSE: UNDERSTOOD
4. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area. This land use application will be referred to SEMSWA for review and comment. SEMSWA jointly reviews and approves the Phase III Drainage Study, Operation & Maintenance Manual, Engineer's Cost Estimate of Public Improvements and Construction Plans for all stormwater facilities. Their comments and concerns must be addressed prior to final County approvals.
   RESPONSE: UNDERSTOOD
5. SEMSWA, through a Memorandum of Understanding (MOU) and associated Standard Operating Procedures (SOPs), administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
   RESPONSE: UNDERSTOOD
6. Construction activities that disturb 1 acre or more are required by EPA to obtain a construction stormwater permit. The applicant should contact the Colorado Department of Health, Water Quality Control Division for information regarding said permit.
   RESPONSE: UNDERSTOOD
7. The pond must be placed within a Tract of common ownership and maintenance. A Drainage easement should also be provided the detention and water quality pond. The drainage easement should be provided to the limits of the 100-year detention and water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property, whereas the tract creates a separate parcel to allow for common ownership and maintenance.
   RESPONSE: WILL BE PROVIDED ON FINAL PLAT.
8. The private roadway must be placed with a Tract of common ownership and maintenance. A pavement design will be required for the internal private roadway, and a pavement management program should also be created to ensure that adequate funding for the perpetual maintenance of the private roadway would be provided, additional, a life cycle cost analysis for the private roadway should also be provided. All these information should be

submitted to County for review with the Final Plat and/or Final Development Plan applications.
RESPONSE: WILL BE PROVIDED ON FINAL PLAT.

9. Landscape and irrigation construction plan is required if landscape is proposed within the County right-of-way. The Plan will be reviewed and approved prior to the construction.
RESPONSE: THIS WILL BE PROVIDED WITH CONSTRUCTION PLANS.

Recommendations:

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

1. The applicant agrees to address the Division of Engineering Services' findings, comments, and concerns as identified within this report.
RESPONSE: ALL REDLINES AND COMMENTS FROM THE DIVISION OF ENGINEERING SERVICES COMPLETED WITHIN THE SCOPE OF THIS PRELIMINARY DEVELOPMENT PLAN AND WILL CONTINUE TO DO SO THROUGH OUT THE DEVELOPMENT PROCESS.
2. The applicant agrees to address SEMSWA's comments and concerns.
3. RESPONSE: ALL REDLINES AND COMMENTS FROM SEMSWA COMPLETED WITHIN THE SCOPE OF THIS PRELIMINARY DEVELOPMENT PLAN AND WILL CONTINUE TO DO SO THROUGH OUT THE DEVELOPMENT PROCESS.

STAFF COMMENTS

General

1. In addition to the comments listed in this report, Staff has provided redlined plans and reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.
   RESPONSE: ALL REDLINES AND COMMENTS ADDRESSED WITH THIS SUBMITTAL.
2. The application was referred to SEMSWA for review. SEMSWA's redlines and comment letter are included with the hard copies of this Staff Report. A response to comment letter is required for all comments issued by the County and by SEMSWA. Please see that the required number of copies of the response to comments letter is included with your Engineering resubmittal. The number of copies is listed on the last page of this report. Note that SEMSWA's approval must be obtained prior to final County approvals.
   RESPONSE: ALL REDLINES AND COMMENTS FROM SEMSWA HAVE BEEN ADDRESSED.
3. RESUBMITTAL PROCEDURE - Attached to this report are instructions to the applicant regarding the resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in our and processing of this case.
   RESPONSE: ALL PROPER DOCUMENTS AND NUMBER OF COPIES AS WELL AS REPORTS, ETC. INCLUDED IN THIS SUBMITTAL

Preliminary Development Plan

1. Cover sheet –
   - Rename private drive to private roadway.
   - The plan shows the private roadway to be 26' minimum, not 25'. Please revise.
   - The sidewalk and landscape are located within public use easement, not MU easement. Please change accordingly.

   RESPONSE: ALL ITEMS ABOVE CORRECTED.
2. Overall site plan –
   - As previously commented in the staff initial review, the County is conducting a final roadway design for East Iliff Avenue Corridor improvements project. The select plan shows additional right-of-way up to 30' is needed fronting the project site. However, the project shows 25' of dedication, which should be increasing to 30'. Please clearly show the 30' right-of-way dedication or dedication of 13' public use easement & 17' right-of-way on the plan.
     RESPONSE: Discussions with David Evans & Associates, Sara Ciasto, regarding there required right-of-way at the intersection of E. Illif and S. Yosemite indicated that they have not received their NTC as of April 22, 2016, therefore they do not have a suggested design. The design shown on this plan reflects the required 25' ROW as shown on the Iliff Townhomes adjacent to the west of this project.

- The existing elevation along the west side of the project is 3' lower than the existing contours shown on FDP of the Townhomes project. Please verify if the same vertical datum is used for both projects or correct the elevation difference.
  RESPONSE: ELEVATIONS REVISED FOR OUR SITE.
- Need to confirm with the drainage report to ensure drainage information is correctly shown on the plan.
  RESPONSE: REPORT AND PLAN INFORMATION ARE CORRECT.

- The proposed access onto Yosemite Street should be aligned up with the existing opposite access location.
  RESPONSE: ENTRANCE HAS BEEN REVISED ON YOSEMITE.
- The cross-slope of the roadway should be 2%. Please revise accordingly.
  RESPONSE: CROSS SLOPE IS A MINIMUM OF 2%.

Phase II Drainage Study

3. UDFCD has recently revised the runoff coefficients, please adjust coefficients and associated calculations accordingly.
   RESPONSE: ALL VALUES REFLECT THE NEW VAULES IN UDFCD
4. Page 3: the basin names are incorrectly described in the report, please confirm.
   RESPONSE: THE BASINS NAMES HAVE BEEN REVISED.
5. Basin H.4, on page 4: add I% for basin H.4.
   RESPONSE: THE IMERPVIOUSS VALUE HAS BEEN ADDED.
6. Basin A.6: narrative states a 10' type R with 18" RCP is proposed, however, drainage plan shows triple C inlet with 24" RCP. Please verify.
   RESPONSE: ALL INLETS TYPES AND SIZES MATCH THE PLAN AND REPORT
7. Basin A.7: what does the AS basins mean? Please explain.
   RESPONSE: IT MEANS I HAVE FAT FINGERS: IT HAS BEEN REVISED.
8. Overflow section: demonstrate how the spillway will function if wall is proposed along the property line.
   RESPONSE: A NEW DETAIUL WAS ADDED TO THE PPONDS SHOWING HOW THE OVERFLOW WILL WORK
9. Basin C.2: where does the runoff sheet flow to? Do not recommend to drain the runoff into neighbor's property.
   RESPONSE: THE C 2 SHEET FLOW IS DIURECTED TO THE NORTH INTO PPOND 2.AND WILL NOT BE DISCAHRGING ON THE NEIGHBORS PROPERTY
10. Page 8: need to confirm if 10-year or 100-year storm runoff will be transported.
    THE COMMENT HAS BEEN REVISED. THE 100 YEAR IS CONVEYED.
11. Conclusion section: need to include UDFCD manuals and all existing OSP in the section.
    THE MANUALS HAVE BEEN INCLUDED.
12. Runoff calculation: a) as commented above, all runoff coefficients should be updated per the UDFCD's revised Manuals; b) incorrect calculation occurs at DP 12, see redline and verify.
    RESPONSE: ALL RELATIVE VALUES HAVE BEEN REVISED TO THE MOST CURRENT UDFCDF REQUIREMENTS AND ALL CALCULATIONS HAVE BEEN REVISED AT THE REPECTIVE DP'S

13. Appendix D –
    - Need to specify the section of Alley that the calculation is referring to.
      RESPONSE: SECTIONS HAVE BEEN SHOWN ON THE DRAINAGE PLAN.
    - PDP show 3% for the concrete channel side slope, the calculation use 3:1 slope. Please clarify. The concrete channel should be designed at least to carry the 5-year storm runoff.
      RESPONSE: THE SLOPE OF THE CHANNEL SECTION HAS BEEN REVISED TO REFLECT A 3% SLOPE.
    - Please clarify if "T" in the calculation is for channel top width or for alley width. The value of T exceeds the alley width of 26' (flowline to flowline) and should be re-checked.
      RESPONSE: THE "T" IN THE CALCULATIONS REFERS TO THE TOP WIDTH OF THE WATER IN THE CAHNNEL. INLETS HAVE BEEN ADDED TO ENSURE THAT THE T IS WITHIN THE PARAMETERS OF THE DRIVE AISLE.
    - Open space channel: does open space channel mean trickle channel of the pond? If so, please name it as trickle channel.
      RESPONSE: THE OPEN SPACE CHANNEL REFERS TO THE CHANNEL THAT IS IN THE GREEN WAY BETWEEN BUILDINGS.
    - The side slope of the trickle channel should not exceed 4:1.
      RESPONSE: CAN I NOT HAVE A 6' VERTICAL SIDE ON THE RICKLE CHANNEL IN THE POND?
14. Appendix E Pond Design –
    - Please use the updated UD-Detention_v3. 01 and UD-FSD_v1.11 for design. Both work sheets can be downloaded from UDFCD's website
      RESPONSE: THE UPDATED UD DETENTION AND UD-FSD HAVE BEEN USED..
    - Recommend larger diameter of the holes be used for the orifice plate in order to prevent clogging.
      RESPONSE: THE HOLES WITH THE CLAUATIONS SHOW LARGER HOLES.

Drainage plan

15. The existing elevation along the west side of the project is 3' lower than the existing contours shown on FDP of the Townhomes project. Please verify if the same vertical datum is used for both projects or correct the elevation difference.
    RESPONSE: ELEVATION HAS BEEN REVISED TO MATCH TOWNHOME INFO.
16. The drainage report states a 10' type R inlet is proposed near to the pond, but the plan shows a triple type C inlet with 24"RCP. Please verify.
    RESPONSE: THE 10' TYPE R HAS BEEN REMOVED.
17. Show the emergency overflow spillway, and explain how it will function if wall is proposed along the property line.
    RESPONSE: DETAIL HAS BEEN PROVIDED FOR CLARIFICATION.
18. Label and dimension the drainage pan.
    RESPONSE: DETAILED SECTION PROVIDED.

19. As staff commented previously, additional 30' ROW is required and should be correctly shown on the plan.
20. RESPONSE: Discussions with David Evans & Associates, Sara Ciasto, regarding there required right-of-way at the intersection of E. Illif and S. Yosemite indicated that they have not received their NTC as of April 22, 2016, therefore they do not have a suggested design. The design shown on this plan reflects the required 25' ROW as shown on the Iliff Townhomes adjacent to the west of this project.

Traffic Impact Study (TIS)

21. Include 'Arapahoe County Case No. Z15-007' on the cover sheet.
22. Page 2: please include the excerpts of traffic counts from the Iliff Corridor Study as Appendix of the TIS.
23. Trip generation: the zoning case for the senior housing was withdrawn; therefore, it should not be used as comparison for the proposal. Please relate the traffic information of the current zoning (County case No. Z04-008) to the proposed project.
24. The construction of the Iliff roadway improvements project will start at year 2017, therefore the evaluation of future year for the intersection of Iliff Ave and ¾ site access point should be based on the completion of the Iliff Ave roadway improvements project. Please revise the report accordingly.
25. Include the table of proposed improvement - who is responsible & timing for each improvement.
26. Peak hour factor for future condition shall not exceed 0.9 per Guidelines for Traffic Impact Studies.

Engineering Documents Required for Resubmittal
to the County Engineering Services Division

	Digital
A copy of this Resubmittal Checklist	x
Completed Review and Approval Form (Arapahoe County Form 581) available on-line at http://www.arapahoegov.com/index.aspx?NID=569	x
Completed Review and Approval Grading, Erosion and Sediment Control Form (GESC – Form 403) available on-line at http://www.arapahoegov.com/index.aspx?NID=569	
Copy of Latest Proposed Land Development Plan - (PDP)	x
Traffic Impact Study	x
Phase II Drainage Study	x
Drainage Letter of Conformance	
Engineering Cost Estimate	
Operations & Maintenance Manual	
Any comments to Stormwater Facilities Maintenance Agreement?	
Construction Drawings	
Pavement Design Report	
Grading, Erosion and Sediment Control (GESC) Plans & Report	
Legal Description and Exhibit	
Legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner	
Exhibit that illustrates easement location(s), see comment #xx	
Geotechnical Study / Preliminary Soils report	
Collateral Letter of Intent	
Electronic files for set of plans being submitted to EngineeringSubmittals@arapahoegov.com and cc to sliu@arapahoegov.com	**x**
County Redlines for: PDP, Phase II Drainage Study, TIS	x
SEMSWA Redlines for: Phase III Drainage Study, GESC, O&M Manual, CDs	
Letter of point-by-point response to this comment letter and SEMSWA's comments	x
Fees Due:	n/a

Case No. P15-007 Case Engineer: Sue Liu

In order to expedite this case in an efficient manner, please provide all the items above to the Engineering Services Division counter at 6924 S Lima Street or email all files to **EngineeringSubmittals@arapahoegov.com and cc to sliu@arapahoegov.com**

Incomplete resubmittal packages will not be forwarded to the case engineer for review until all of the information requested on this form has been provided.

This sheet must be attached to your resubmittal with the revised documents in the quantities listed above.

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

Case Number / Case Name:	**Case No. Z15-007, Iliff Avenue Single Family Residences / Preliminary Development Plan**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 29, 2016**
Date to be returned:	**March 30, 2016**

	Arapahoe County Agencies				
☒	**Assessor / Arapahoe County**	**Karen Hart**		**Citizen's Organizations**	
☐	Attorney / Arapahoe County		☐	CCNA-Cherry Creek Neighborhoods Ass.	
☒	**Building / Arapahoe County**	**Steve Byers**	☐	CECON-(Within Centennial)	
☒	**Engineering / Arapahoe County**	**Sue Liu**	☒	**Four Square mile Neighborhood**	**Mark Lampert**
☒	**Mapping / Arapahoe County**	**Pat Hubert**	☐	South Metro Chamber of Commerce	
☒	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	**Planning / Arapahoe County**	**Sherman Feher**	☒	**West Arapahoe Conservation District**	**Sammie Molinaro**
☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight 1 to Glenn Thompson**		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	
☒	**Zoning / Arapahoe County**	**Tammy King**	☐	CDOT / State Highway Dept- Region 6	
	Referral Agencies		☐	E-470 Authority	
☐	Architectural Review Committee		☒	**RTD**	**Chris Quinn**
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	**Centurylink/Phone**	**Charles Place**
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	**XCEL**	**Donna George**
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	**Cunningham Fire District**	**Tim Cox**	☐	ACWWA	
☐	Metro District		☒	**U.S. Army Corp. of Engineers**	**State Program Mgr**
☒	**Post Office Growth Coordinator**	**Erlinda Martinez**	☐	CCBWQA	
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	
☐	Recreation District / Park District (External)		☒	**SEMSWA**	**Paul Danley**
☒	**Cherry Creek School District**	Randy Hawbaker	☒	Cherry Creek Water & Sanitation District	John Warford
☐	Special District		☒	**Urban Drainage**	**David Mallory**
☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	
☒	**HOA/Homeowners Associations**				
	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION				

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	SEE REDLINES IN BLUEBEAM KIL 3-01-16

ALL REDLINE COMMENTS HAVE BEEN ADDRESSED

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

Case Number / Case Name:	**Case No. Z15-007, Iliff Avenue Single Family Residences / Preliminary Development Plan**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 29, 2016**
Date to be returned:	**March 30, 2016**

	Arapahoe County Agencies	
☒	**Assessor / Arapahoe County**	**Karen Hart**
☐	Attorney / Arapahoe County	
☒	**Building / Arapahoe County**	**Steve Byers**
☒	**Engineering / Arapahoe County**	**Sue Liu**
☒	**Mapping / Arapahoe County**	**Pat Hubert**
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☐	Open Space / Arapahoe County	Shannon Carter
☒	**Planning / Arapahoe County**	**Sherman Feher**
☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight** **1 to Glenn Thompson**
☐	Weed Control / Arapahoe County	Russell Johnson
☒	**Zoning / Arapahoe County**	**Tammy King**
	Referral Agencies	
☐	Architectural Review Committee	
☐	Airport or Military Base	
☐	CGS Colorado Geological Survey-Soils	
☐	City / Town	
☐	Colorado Parks and Wildlife	
☐	County	
☐	DRCOG	
☒	**Cunningham Fire District**	**Tim Cox**
☐	Metro District	
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	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION	

	Citizen's Organizations	
☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	CECON-(Within Centennial)	
☒	**Four Square mile Neighborhood**	**Mark Lampert**
☐	South Metro Chamber of Commerce	
	Conservation District	
☐	Deer Trail Conservation District	
☒	**West Arapahoe Conservation District**	**Sammie Molinaro**
	Transportation	
☐	CDOT / State Highway Dept- Region 1	
☐	CDOT / State Highway Dept- Region 6	
☐	E-470 Authority	
☒	**RTD**	**Chris Quinn**
	Utilities: Gas, Electric & Phone	
☒	**Centurylink/Phone**	**Charles Place**
☐	Conoco Phillips / Gas Pipeline	
☒	**XCEL**	**Donna George**
☐	IREA	
	Water / Sanitation / Stormwater / Wetlands	
☐	ACWWA	
☒	**U.S. Army Corp. of Engineers**	**State Program Mgr**
☐	CCBWQA	
☐	Colorado Division of Water Resources	
☒	**SEMSWA**	**Paul Danley**
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☐	Other / 6 sets East End Adv. Committee	

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	John R Warford
☐	Have the following comments to make related to the case:	
		NO COMMENTS SHOWN

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☒	**HOA/Homeowners Associations**				
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION					

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

This location also seems to have limited public/visitor parking for visitors which may inhibit routine response and parking for public safety.

REQUIRED AMOUNT OF PARKING IS PROVIDED PER STANDARDS

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X	LIBRARY DISTRICT				
☒	**HOA/Homeowners Associations**				
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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
X	Have the following comments to make related to the case:	Janel Maccarrone

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

THIS COMMENT DOES NOT PERTAIN TO PDP

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

Would like to have stone wall surround property.
Designated Traffic Turn lane.

Case No. Z15-007, Illiff Avenue Single Family Residences / Preliminary Development Plan

Comments:

Please require on the FDP that a stone wall be used around the perimeter of the property.

Please provide for a designated traffic turn lane

Cherry Creek Country Master Association
c/o Westwind Management
27 Inverness Drive East
Englewood CO 80112

THERE WILL BE A DECORATIVE WALL ON FDP. MATERIL WILL BE DETERMINED THEN. REQUEST WILL BE TAKEN INTO ACCOUNT.

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☒	**HOA/Homeowners Associations**	
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION		

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Tyler Everitt – CFPD *** SEE COMMENTS

CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 337-7971

PDP Comment

March 21, 2016

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

Re: Iliff Single Family Homes

The Fire District has reviewed the referral for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by the District. The Fire District supports the PDP for approval with the following comments and requirements.

The following notes would be needed on the FDP Plan for Review and Approval:

The Fire District requires that the following general comments are included on the cover sheet of the FDP:

1. Fire Department Access:

    1. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required hydrants shall be installed prior to construction.

    2. All roads and drives are hereby designated as fire lanes. When required by the Fire District, all fire lanes shall be posted "No Parking – Fire Lane." All fire lanes shall be included in the Arapahoe County program for enforcement of private property parking.

    3. Turning radius and navigation through the development shall meet the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings must be provided, vehicle information can be found on our website www.cfpd.org)

    4. If a traffic signal is added as part of this development it is required to have a opticom traffic device installed.

    5. The proposed structures are over 30-feet in height the fire department access drives within the development shall be a minimum of 26-feet in width.

6. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Plan demonstrating the structures meet the *Section 503* requirement.

7. All fire hydrants are to be installed in conformance with *Sections 507 and Appendix C* of the *2009 International Fire Code*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant.

8. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Both access points shall be in place prior to moving beyond 30 homes within the development.

    1. **D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

1. Fire lane designation

All private drives within this development are declared as fire apparatus access under *Section 503 of the 2009 IFC*. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Submit a plan demonstrating the structure meets the *Section 503* requirement.

2. Fire lane identification

The Fire District declares all drives within this development as fire apparatus access under *Section 503* of the *2009 IFC*. Any roadway that is 30-feet or less in width shall be marked as a fire lane on both sides. Information on the Arapahoe County Fire Lane Program will be provided to the Developer. **Fire lane plan shall be submitted and entered into the Arapahoe County Fire Lane Program.**

3. Water plan

A formal water plan for review and approval with a fee is required for any new fire hydrant installations prior to issuance of any Fire District building permits. Submittal of a copy of the water plan submitted to the Cherry Creek Valley Water and Sanitation District (CCVWSD) during their required approval process directly to the Fire District for review is acceptable.

4. Building construction plans

Complete specifications and building construction plans shall be submitted directly to the Fire District for review and approval at the same time plans are submitted to the building department and prior to any building construction occurring. **The developer is encouraged to contact the Cunningham Fire Prevention Bureau to verify plan submittal requirements and permit fees prior to plan submittal.**

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

Sincerely,

Tyler Everitt
Deputy Fire Marshal

MOST OF THIS HAS BEEN ADDRESS THE REST WILL BE CLARIFIED IN FDP

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☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	
☒	**HOA/Homeowners Associations**				
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION					

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

	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Tyler Everitt – CFPD *** SEE COMMENTS

Tri-County Health Department

March 22, 2016

Sherman Feher
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Iliff Avenue Single Family Residences
TCHD No. 3816

Dear Mr. Feher:

Tri-County Health Department (TCHD) has reviewed the application for the Preliminary Development Plan for the Iliff Avenue Single Family Residences. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Vector Control
We recommend that stormwater facilities for the project be developed not only for flood control and to protect water quality, but also to prevent mosquito breeding conditions. The Urban Drainage and Flood Control District (UDFCD) Drainage Criteria Manual, Volume 3 recommends that the design process begin by reducing the amount of runoff in newly developing areas. Collectively, these methods are called "minimizing directly connected impervious areas" and include reducing paved areas, using porous pavements and grass swales. This both improves water quality and limits the volume of water that must be retained/detained in ponds; it can also reduce the potential for mosquito breeding conditions. We encourage the applicant to follow UDFCD's design hierarchy.

To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, we recommend that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72 hours or longer. Detention ponds are generally designed to drain within 72 hours, so we do not initially recommend mosquito control plans for detention ponds. However, if a detention pond fails to operate as designed, resulting in mosquito breeding conditions or mosquito complaints, Tri-County Health Department will recommend that the operator implement a mosquito control plan to remedy the situation. A guidance document is attached.

Demolition of Buildings
It appears that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If such fibers are present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. Per C.R.S. 27-5-501 and Air Quality Control Regulation 8 (Asbestos), the applicant must file a Notice of Demolition form with the Colorado Department of Public Health and Environment's (CDPHE) Air Pollution Control Division, and, if applicable, arrange for an inspection and abatement by a certified contractor. CDPHE must issue a notice of demolition (permit) before demolition work begins. The applicant shall contact the Division at (303) 692-3100 to obtain the Notice of Demolition form and instructions. More information is available at http://www.cdphe.state.co.us/ap/asbestos.

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. If there is an infestation of rodents in the building proposed for demolition, the infestation should be eliminated prior to demolition to prevent the spread of rodents to neighboring properties. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

Community Design for Active Living
Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, Tri-County Health Department (TCHD) strongly supports site plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

TCHD recommends the applicant include a network of sidewalks throughout the development and pedestrian connections from the development to the public sidewalk along Yosemite. These connections would offer the opportunity to connect to the nearby High Line Canal regional trail. The applicant may want to consider making the on-site sidewalks a minimum of five (5) feet in width. Designers of "active living" communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street.

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

Sincerely,

Kathy Boyer, REHS
Environmental Health Specialist II
Tri-County Health Department

CC: Sheila Lynch, Laura DeGolier, TCHD

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

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

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

2. Funding mechanism

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

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

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

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

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

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention,

reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

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

- Operation and maintenance activities:

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

- Regular inspections:

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

- Larvacide program:

  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
  Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

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

INFORMATION WILL BE IN OPERATIONS AND MAINTENANCE MANUAL

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

March 28, 2016

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

Attn: Sherman Feher

RE: Iliff Avenue Single Family Residences, Case # Z15-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Iliff Avenue Single Family Residences**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property rezone area. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor 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 including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

To ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Minimum five-foot (5') wide dry utility easements are hereby dedicated on private property directly adjacent to both sides of the alley tracts or private drives for natural gas main facilities. Additionally, all landscaping areas/tracts are dedicated for dry utility use, including electric facilities. These easements are dedicated to Arapahoe County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

The developer must contact **Russ McClung, Right-of-Way Agent at russell.w.mcclung@xcelenergy.com or 303-671-3932** for any easement issues including the processing of any quitclaim deeds. Additional easements may need to be acquired by separate document for new facilities.

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

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

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

NOTE WILL BE PROVIDED ON FDP

David Strohfus
Director of Planning &
Interagency Relations

Educational Services Center
4700 S. Yosemite Street
Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

CherryCreek Schools
Dedicated to Excellence

March 28, 2016

Sherman Feher
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. Z15-007
Iliff Avenue Single Family Residences – PDP
125 Units

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Iliff Avenue Residences development and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 1.1830 acres or an appropriate cash-in-lieu fee.

Cherry Creek School District #5
Planning Department
Student Generation Worksheet - Arapahoe County

Project Name:	**Iliff Avenue Residences**
Developer/Contact Person:	Alpert Development, MM&D Engineering Services
Submitted for Review:	Mar 2016
Total Project Acreage:	**8.6**
Maximum Dwelling Units:	**125**
Dwelling Units/Acre	**14.5348837**
Acres per child	**0.026**

Residential Density	**#D.U.s**	**Student Generation per DU**	**Students Generated**	**Land Calculation**
0.0 - 7.49 du/ac	0	0.775	0	0.000000
7.5 - 14.99 du/ac	125	0.364	46	1.183000
15.00 or more du/ac	0	0.195	0	0.000000
Totals			46	1.1830

In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the fair market value of this property. In order to fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal

Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. This district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations.

UNDERSTOOD

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
FREDRICK L. NORMAN, Director
BRADLEY W. RASTALL, Director

May 10, 2016

Arapahoe County
Darla Brooks
6924 S Lima St
Centennial, CO 80112

Re: Iliff Avenue Single Family Residences

The above referenced property is within the service area of the District. 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 Warford
District Manager

PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado

NOTES:

STANDARD NOTES
THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS ILIFF AVENUE SINGLE FAMILY HOMES, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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

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

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

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

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

MAINTENANCE EASEMENT
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

FOUR SQUARE MILE AREA NOTE
TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
A) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
B) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

GENERAL DESIGN STANDARDS:

COMMUNITY DESIGN

THE BASIC DESIGN CONCEPT TYPIFYING ILIFF AVENUE SINGLE FAMILY IS URBAN IN CHARACTER. KEY DESIGN FEATURES INCLUDE:
- LANDSCAPED STREETSCAPES WITH DETACHED WALKS ADJACENT TO THE COLLECTOR STREETS;
- BUILDINGS ORIENTED TO THE ADJACENT STREETS;
- COMPATIBILITY BETWEEN BUILDING TYPES THROUGH ARCHITECTURE, BUILDING HEIGHTS AND MATERIALS;
- AN APPROPRIATE TRANSITION FROM ADJACENT USES THROUGH LIMITING BUILDING HEIGHTS, MASS AND SCALE;
- CREATION OF COMMON THEME THROUGH THE USE OF DECORATIVE LIGHTING, MONUMENTATION AND SIGNAGE, LANDSCAPE FEATURES, MATERIALS COMMON TO THE ENTRY MONUMENTS AND BUILDINGS.

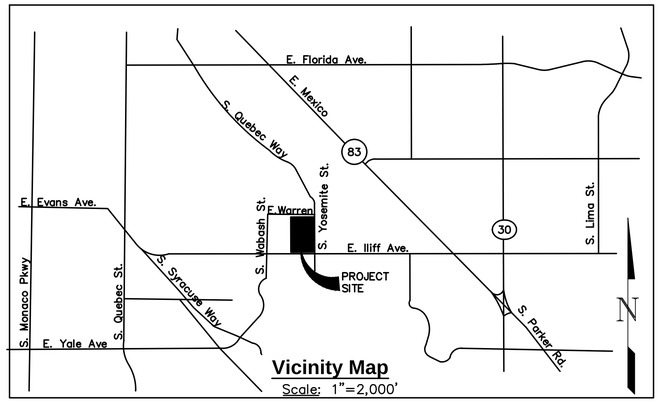
ARCHITECTURE

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE BUILDING TYPES THAT WILL COMPLIMENT ONE ANOTHER THROUGH THE USE OF COMMON DESIGN CRITERIA, CHARACTER, ARTICULATION AND BUILDING MATERIALS. DESIGN CRITERIA INCLUDE:
- MAJOR BUILDING MATERIALS SHALL BE A COMBINATION OF FIBER CEMENT SIDING AND MASONRY;
- FACADE ARTICULATION TO DIFFERENTIATE INDIVIDUAL STRUCTURES;
- PRIVATE OUTDOOR PATIOS OR DECK AREAS FOR EACH UNIT;
- TWO CAR ATTACHED GARAGES FOR EACH UNIT;
- NO STAIRWAYS OUTSIDE BUILDING ENVELOPES;
- DETAILED WINDOW AND DOOR TRIMS;
- INCLUDED PROJECTIONS, RECESSES, SHADOW LINES, WINDOW PATTERNS AND OVERHANGS TO PROVIDE FRONT AND REAR VARIATION IN WALL PLANES;
- PROVIDE FRONT ENTRY DETAIL INCLUDING VERTICAL ELEMENTS TO ENHANCE BUILDING ELEVATIONS;
- PROVIDE WINDOWS ON ALL ELEVATIONS.

SITE DESIGN

THE SITE PLAN EMPHASIZES URBAN DESIGN. THAT IS ACHIEVED THROUGH BUILDING PLACEMENT AND ORIENTATION, LANDSCAPING AND ARCHITECTURE.

ARAPAHOE COUNTY CASE NO.: Z15-007



Vicinity Map
Scale: 1"=2,000'

BENCHMARK:

NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED 'A 410', LOCATED AT THE INTERSECTION OF MONACO PARKWAY AND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER. A PUBLISHED ELEVATION OF 5339.45 FEET. NAVD88.

LEGAL DESCRIPTION:

PLOTS 21-25 & 36-40 INCLUSIVE, MASON'S GARDEN ADDITION COUNTY OF ARAPAHOE, STATE OF COLORADO. RECORDED ON MARCH 19, 1888, BOOK NUMBER A1, PAGE 17 OF THE ARAPAHOE COUNTY RECORDS.

BUILDING PLACEMENT AND ORIENTATION

ORIENT UNITS ON THE SITE WITH THE GARAGE FACING THE INTERIOR PRIVATE STREETS.

LANDSCAPING

- ORIENT UNITS ON THE PERIMETER OF THE SITE SITE WITH THE SIDE ELEVATIONS TO THE INTERIOR PRIVATE STREETS;
- MAXIMIZE OPEN SPACE VIEW CORRIDORS WITH PEDESTRIAN LINKAGES;
- PROVIDE STREETSCAPE LANDSCAPING AT THE FRONT OF THE UNITS;

CIRCULATION AND PARKING

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE A CONVENIENT, CLEAR, SAFE AND EFFICIENT CIRCULATION SYSTEM FOR BOTHER PEDESTRIAN AND AUTOMOBILE TRAFFIC.

PEDESTRIAN

- PEDESTRIAN WALKWAYS;
- INCORPORATION OF THEMATIC MATERIALS, COLORS, AND DESIGN INTO THE PEDESTRIAN ELEMENT;
- SITE AMENITIES TO BE LOCATED FOR PEDESTRIAN CONVENIENCE AND SHOULD MATCH THE ARCHITECTURAL THEME OF THE DEVELOPMENT.

VEHICULAR

- DRIVES WHICH COMPRISE THE INTERNAL VEHICULAR CIRCULATION SYSTEM;
- ATTACHED GARAGES WITH INTERNALIZED SURFACE PARKING.

OPEN AREAS AND AMENITIES

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE LANDSCAPING WHICH VISUALLY ENHANCES THE COMMUNITY AND PROVIDES A COMPATIBLE AND AESTHETIC ATMOSPHERE.
THE SITE WILL PROVIDE:
- A LANDSCAPED BUFFER ADJACENT TO E. ILIFF AVE.;
- OPEN SPACE AREAS BETWEEN BUILDING TO CREATE VIEW CORRIDORS AND OPPORTUNITY FOR PEDESTRIAN CONNECTIVITY;
- DETENTION & WATER QUALITY PONDS DEVELOPED WITH NATURAL VEGETATION;
- PEDESTRIAN LINKAGES TO EXTERNAL SIDEWALK SYSTEMS;
- COMPLIANCE WITH THE LANDSCAPE DESIGN STANDARDS, ARAPAHOE COUNTY LAND DEVELOPMENT CODE;
- A CENTRAL GREEN BELT AREA WILL BE PROVIDED FOR THE RESIDENTS.

OPEN AREAS AND AMENITIES

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE LANDSCAPING WHICH VISUALLY ENHANCES THE COMMUNITY AND PROVIDES A COMPATIBLE AND AESTHETIC ATMOSPHERE.
THE SITE WILL PROVIDE:
- A LANDSCAPED BUFFER ADJACENT TO E. ILIFF AVE.;
- OPEN SPACE AREAS BETWEEN BUILDING TO CREATE VIEW CORRIDORS AND OPPORTUNITY FOR PEDESTRIAN CONNECTIVITY;
- DETENTION & WATER QUALITY PONDS DEVELOPED WITH NATURAL VEGETATION;
- PEDESTRIAN LINKAGES TO EXTERNAL SIDEWALK SYSTEMS;
- COMPLIANCE WITH THE LANDSCAPE DESIGN STANDARDS, ARAPAHOE COUNTY LAND DEVELOPMENT CODE;
- A CENTRAL GREEN BELT AREA WILL BE PROVIDED FOR THE RESIDENTS.

LIGHTING

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE SOFT OUTDOOR LIGHTING AT A HUMAN SCALE WHICH WILL ENHANCE THE COMMUNITY WHILE ALLOWING EASY IDENTIFICATION OF ADDRESSES, DRIVES AND COMMON ELEMENTS SUCH AS AMENITY AREAS. ALL LIGHTING MOUNTED ON BUILDING OR POLES WILL BE DOWNCAST.
ALL LIGHTING SHALL AT A MINIMUM, CONFORM TO THE LIGHTING STANDARDS IN THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

BUILDING ENCROACHMENTS

BUILDING SETBACKS AND SEPARATION BETWEEN STRUCTURES SHALL BE MEASURED TO THE BUILDING FOUNDATION, GUTTERS, AND ROOF OVERHANGS SHALL BE ALLOWED TO EXTEND 24" PAST THE PRIMARY FOUNDATION LINE INTO SETBACKS.
PATIO, COURTYARD, UTILITY SCREENS OR GENERAL LANDSCAPE WALLS ARE NOT TO EXCEED 42" IN HEIGHT.
WINGWALLS ATTACHED TO THE BUILDING FOR THE PURPOSES OF BUILDING AESTHETIC AND UTILITY SCREENING SHALL BE ALLOWED TO PROJECT 8'-0" IN LENGTH INTO SIDE YARDS, WALL THICKNESS SHALL NOT EXCEED 24". STARTING HEIGHT ON THE BUILDING SHALL NOT EXCEED 12'-0".

SHEET INDEX:

SHEET	1	COVER SHEET
SHEET	2	OVERALL SITE PLAN
SHEETS	3-5	ELEVATION PLANS

LAND USE TABLE:

TOTAL AREA:	380,901 SF	(100%)
TOTAL ROADS AND PARKING AREA:	108,670 SF	(28.53%)
TOTAL BUILDINGS (121 UNITS X 880 SF):	106,480 SF	(27.95%)
TOTAL OPEN SPACE: (DETENTION AREA WITHIN OPEN SPACE: 8,847 SF)	165,751 SF	(43.52%)

DEVELOPMENT CRITERIA

DEVELOPMENT CRITERIA	EXISTING	PROPOSED
CASE NUMBER	Z04-008	Z15-007
SITE ZONING	MU;B-1, I-1, R-PM	R-PH
ACRES	8.75	8.75
MAXIMUM UNITS	MU;B-3, I-1 N/A MU; R-PM	121 DU MU-PUD
DENSITY	10.9u/ac	13.84u/ac
MAXIMUM HEIGHT	45 FT	37'8" FT (MAX 3 STORIES)
MINIMUM SETBACK -ILIFF AVE	25 FT	15 FT
MINIMUM SETBACK EXTERIOR LOT LINES	25 FT	10 FT
MINIMUM SETBACK INTERIOR LOT LINES	N/A	0 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	0 FT	10 FT
MINIMUM UNOBSTRUCTED OPEN SPACE	20%	35%

1. LANDSCAPING AND BUFFERING WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
2. EXTERIOR LIGHTING WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
3. SIGNAGE WILL INCLUDE ONE PROJECT IDENTIFICATION SIGN, SIGN DETAILS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN AND WILL BE IN ACCORDANCE WITH ARAPAHOE COUNTY CODES.
4. ALL ON-SITE STREETS TO BE PRIVATE ROADWAY.
5. ROOF OVERHANGS, PATIOS AND DECKS CAN EXTEND NO MORE THAN 2.0 FEET INTO SETBACKS.
6. PARKING REQUIREMENTS:
   2 BEDROOM UNITS (2 STALLS)
   3 BEDROOM UNITS (2 STALLS)
   PLUS GUESTS (0.25 STALLS/UNIT-BOTH 2 AND 3 BEDROOM UNITS)
7. PRIVATE ROADWAYS TO BE 26 FT MINIMUM FROM FLOWLINE TO FLOWLINE.
8. PRIVATE ROADWAYS ARE CONCEPTUAL ONLY.
9. FENCING AND WALL LOCATIONS AND MATERIALS TO BE DETERMINED IN FINAL DEVELOPMENT PLAN.
10. PERIMETER FENCE/WALL SHALL BE NO MORE THAN 8' IN HEIGHT.
11. MINIMUM UNOBSTRUCTED OPEN SPACE DOES NOT INCLUDE RIGHT OF WAY. IT DOES INCLUDE PUBLIC SIDEWALKS AND LANDSCAPE IN THE PUBLIC USE EASEMENT.
12. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 35%.

DESIGN INTENT:

THE INTENT OF ILIFF AVENUE SINGLE FAMILY IS:
- TO CREATE A STABLE, ATTRACTIVE NEIGHBORHOOD THAT WILL OFFER A VARIETY OF HOUSING UNITES ON A SMALL INFILL SITE;
- TO MAXIMIZE THE ADVANTAGE OF THE PROXIMITY TO BUS ROUTES, EMPLOYMENT BASES, RETAIL CENTERS AND LEISURE ACTIVITIES;
- TO BE COMPATIBLE WITH EXISTING DEVELOPMENT;
- TO CREATE A THEME FOR THE DEVELOPMENT WHICH WILL ENSURE HIGH QUALITY ELEMENTS AND MATERIALS;
- TO UTILIZE EXISTING INFRASTRUCTURE ADJACENT TO THE SITE.

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATIONS

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ___ DAY OF _____A.D. 20__.

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I_____ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ILIFF AVENUE SINGLE FAMILY HOMES, CASE NUMBER Z15-007.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF_____ }
S.S.
COUNTY OF _____}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF_____, 20___ BY _____ AS _____ OF _____AN AUTHORIZED SIGNATORY.

BY_____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ _____MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

REVISION	DATE
1ST RESUBMITTAL	01/25/2016
2ND RESUBMITTAL	03/31/2016

MM&D Engineering & Surveying, Inc.
William E. Miller, PE 13889
Engineering/Surveying/Construction Management
6901 S. Yosemite St, #201 PH (303) 908-0062
Centennial, Colorado 80112 FAX (303) 708-8399

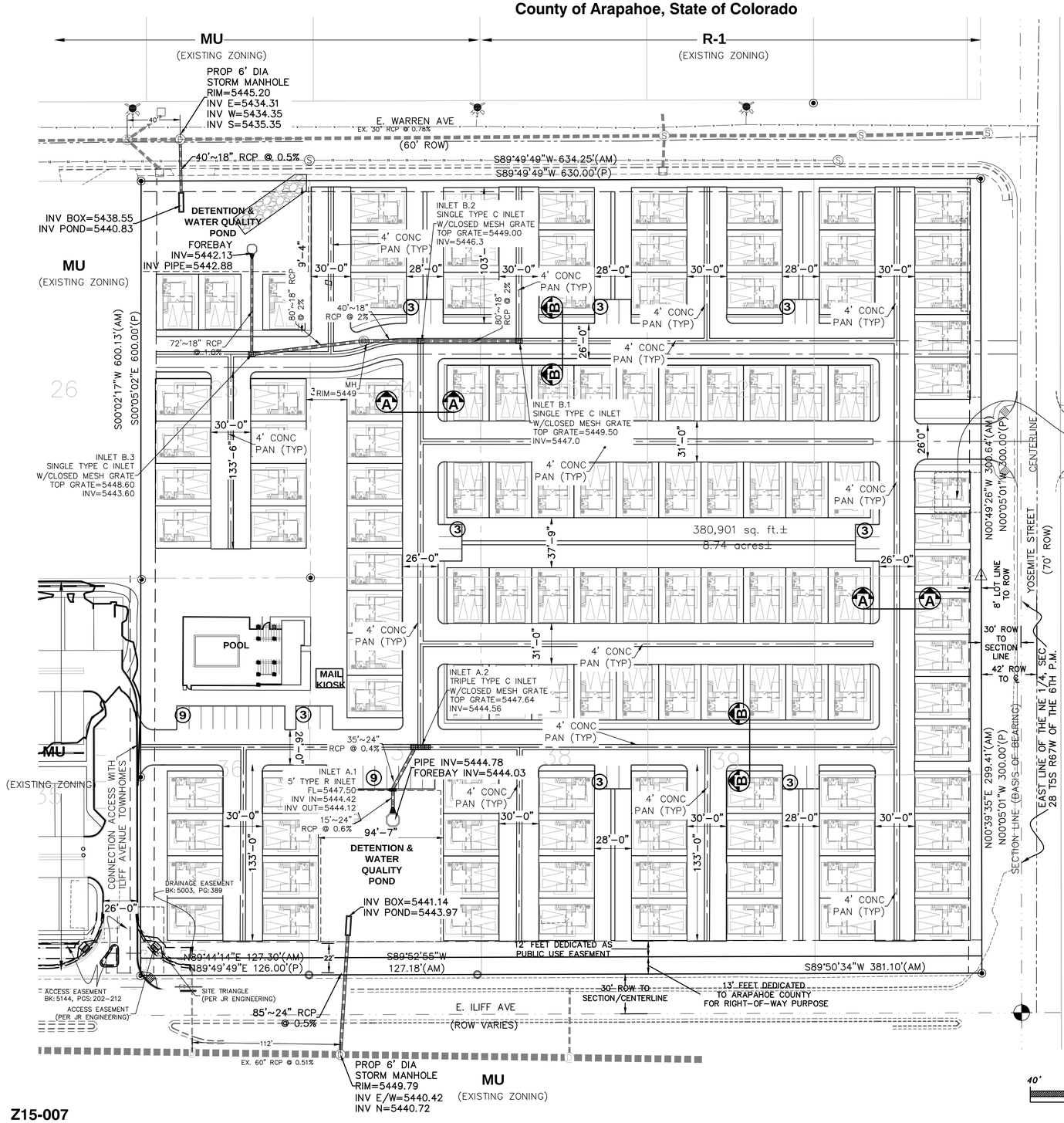
ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
Cover Sheet

DATE: 09/29/2015
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 1 OF 5

PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado

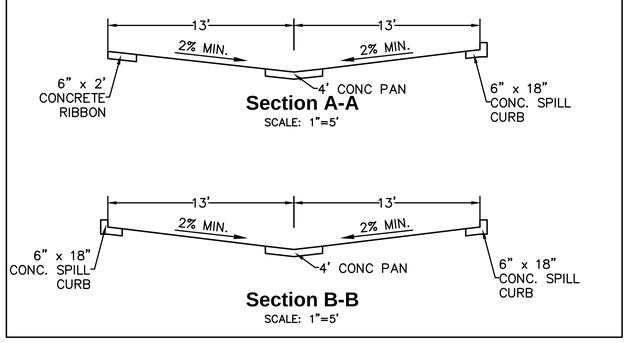


LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED 4FT CONCRETE PAN
- PROPOSED CENTERLINE OF ROAD
- PROPOSED STORM PIPE W/MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- (AM) ACTUAL MEASUREMENT
- (P) PLAT
- PROPERTY CORNER
- REBAR
- SECTION CORNER
- IRON PIPE

NOTE:
A MINIMUM 1-FOOT OF FREEBOARD IS REQUIRED BETWEEN THE LOWEST ACCESSIBLE SURFACE ENTRANCE (ie. LOWEST WINDOW WELL/BASEMENT WINDOW OR THE FIRST FLOOR ELEVATIONS, WHICHEVER IS LOWER) AND 100-YEAR WATER SURFACE ELEVATION FOR ALL STRUCTURES ADJACENT TO THE ON-SITE DETENTION AND WATER QUALITY FACILITIES.

PRIVATE ROADWAY SECTIONS



BASIS OF BEARINGS:

BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 28, T. 4 S. R. 67 W. OF THE 6TH P.M., WHICH BEARS S00°05' 02"E AS MONUMENTED AND SHOWN HEREON.

BENCHMARK:

NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED 'A 410', LOCATED AT THE INTERSECTION OF MONACO PARKWAY AND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER. A PUBLISHED ELEVATION OF 5339.45 FEET. NAVD88.

REVISION	DATE
1ST RESUBMITTAL	01/25/2016
2ND RESUBMITTAL	03/31/2016

MM&D Engineering & Surveying, Inc.
William E. Miller, PE 13889
Engineering/Surveying/Construction Management
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Centennial, Colorado 80112 FAX (303) 708-8399

ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
Overall Site Plan

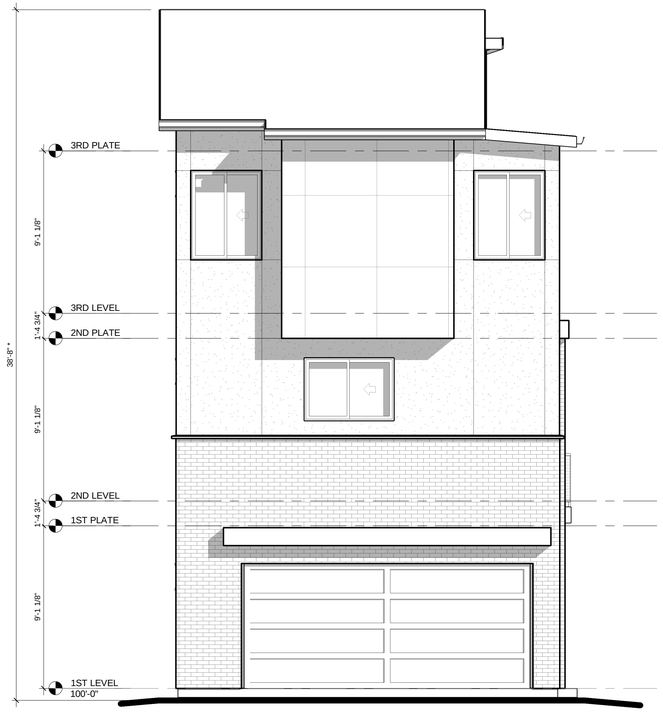
DATE: 09/29/2015
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 2 OF 5

ARAPAHOE COUNTY CASE NO.: Z15-007

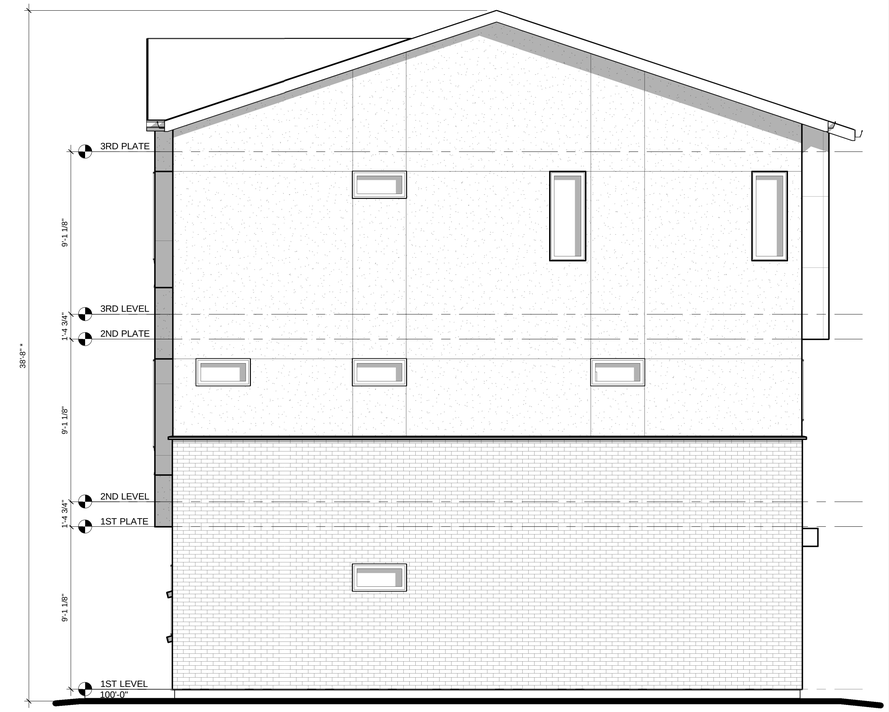
PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado

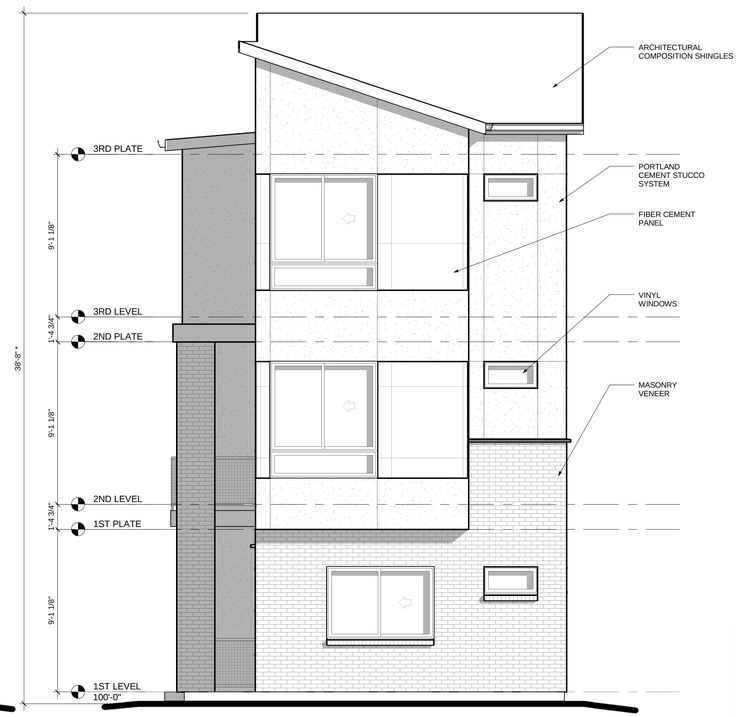


4 A- NORTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



3 A- EAST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

2 A- WEST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



1 A- SOUTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPHAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 38'-0" MAX.

COLOR SCHEME*

1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7507 STONE LION
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7036 ACCESSIBLE BEIGE
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7040 SMOKEHOUSE
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**METAL FASCIA** MANUF.: BERRIDGE, OR SIM. COLOR: AGED BRONZE
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: COFFEEBEAN

***ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.**

Godden|Sudik
ARCHITECTS

REVISION	DATE

MM&D Engineering & Surveying, Inc.
William E. Miller, PE 13889
Engineering/Surveying/Construction Management
6901 S. Yosemite St. #201 PH (303) 908-0062
Centennial, Colorado 80112 FAX (303) 708-8399

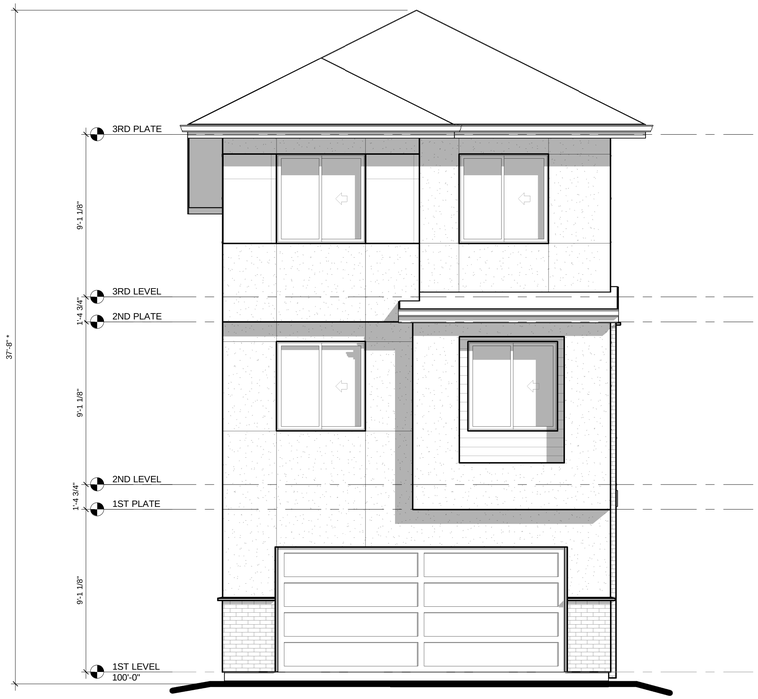
ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
CONCEPTUAL ELEV. 'A'

DATE: 02/08/2016
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 3 OF 5

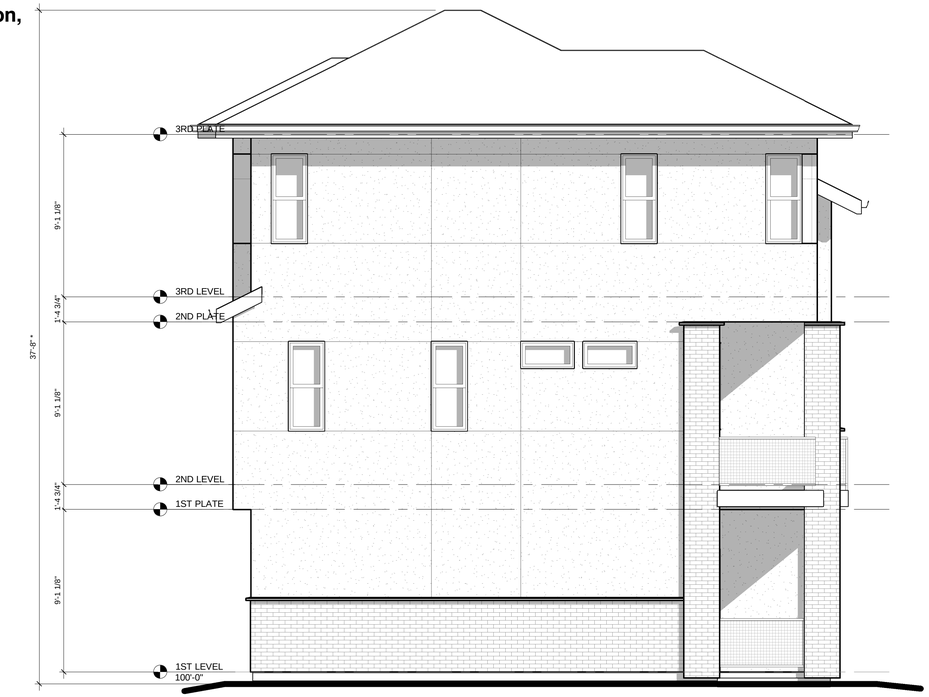
PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

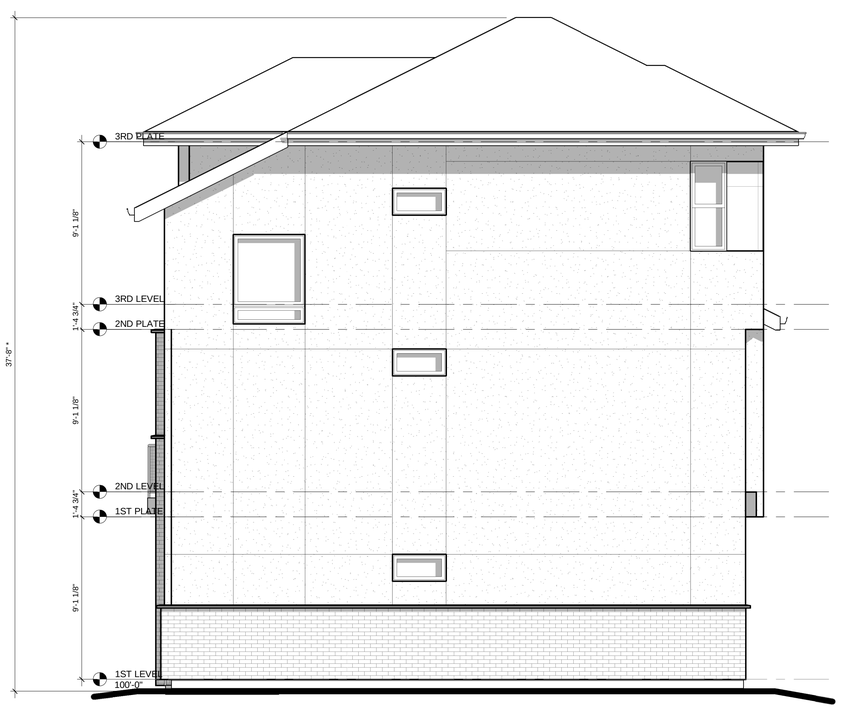
Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado



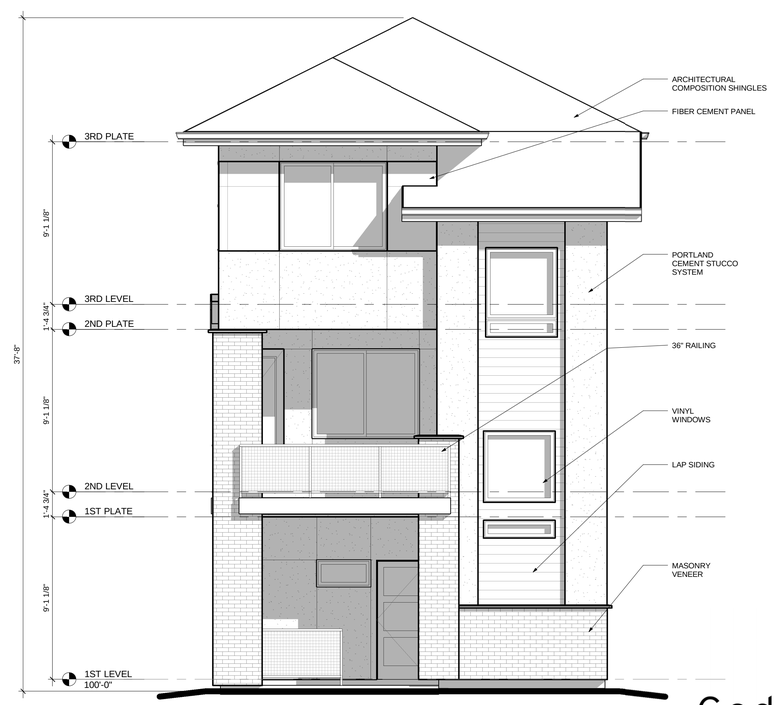
4 B- NORTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



3 B- WEST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



2 B- EAST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



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COLOR SCHEME*

1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7658 GRAY CLOUDS
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7654 LATTICE
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW9141 WATERLOO
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**FASCIA** MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW7061 NIGHT OWL
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: SMOKE GRAY VELOUR

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Godden|Sudik
ARCHITECTS

REVISION	DATE

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Centennial, Colorado 80112 FAX (303) 708-8399

ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
CONCEPTUAL ELEV. 'B'

DATE: 02/08/2016
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 4 OF 5

PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
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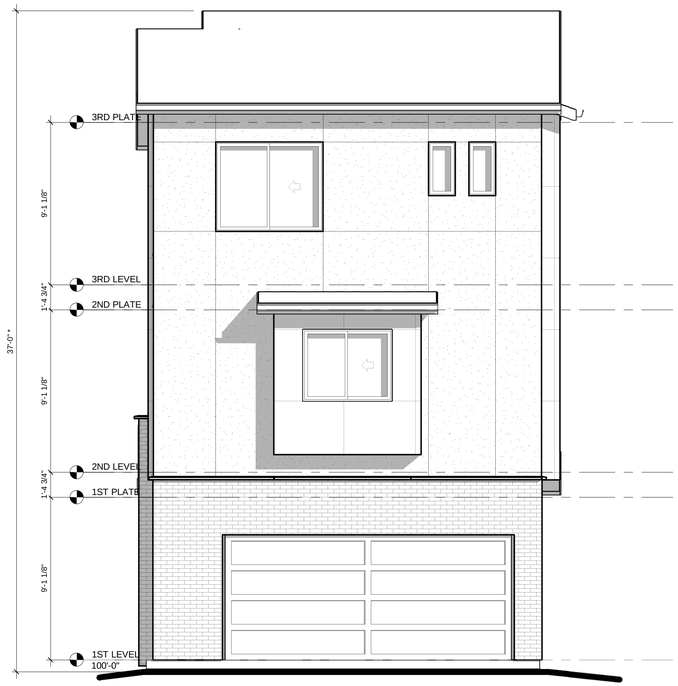
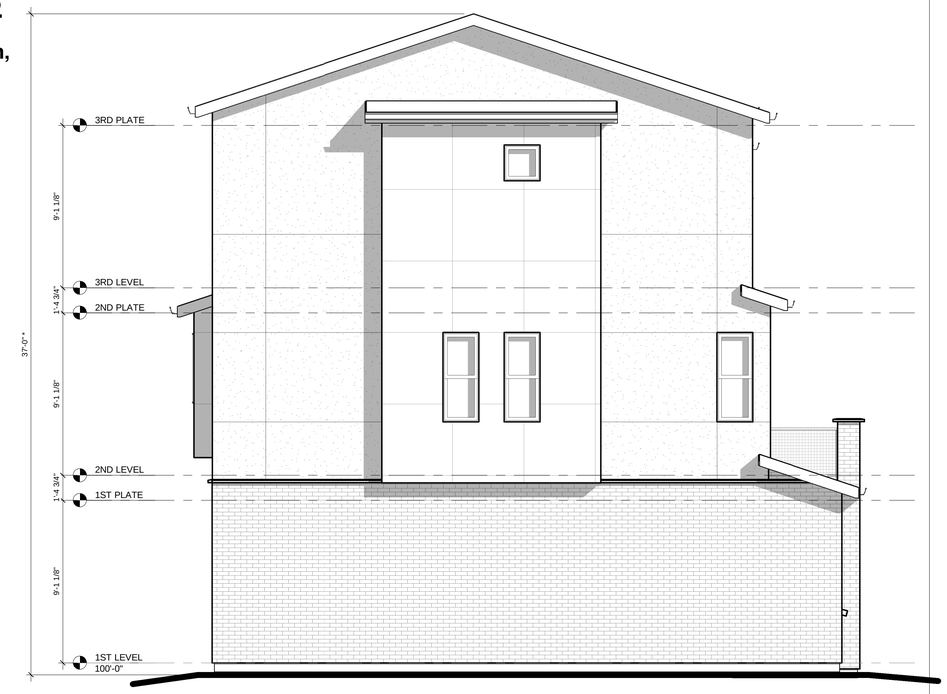
County of Arapahoe, State of Colorado



4 C- NORTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



3 C- WEST ELEVATION (CONCEPTUAL)
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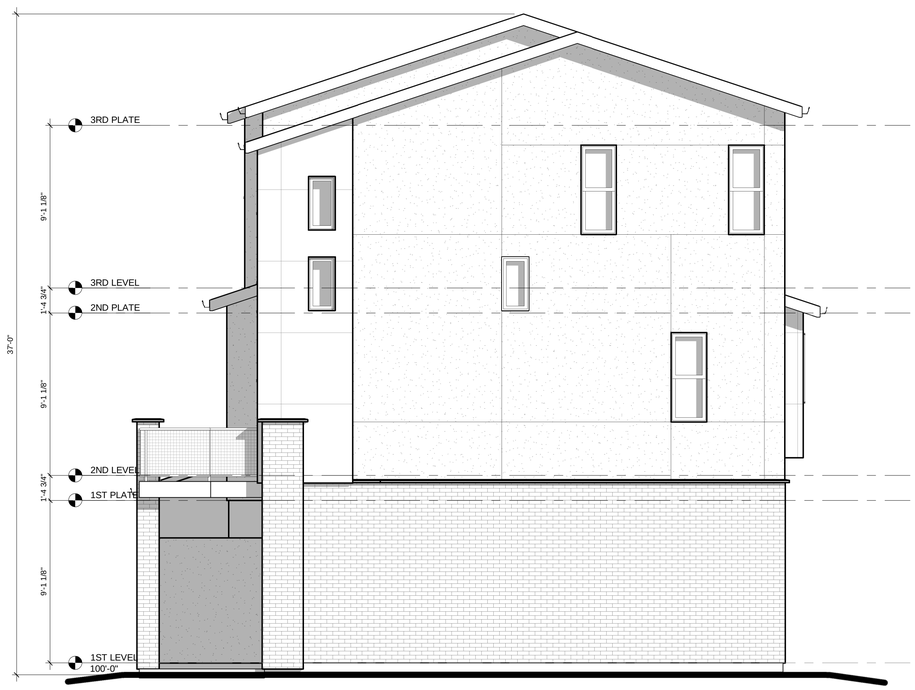
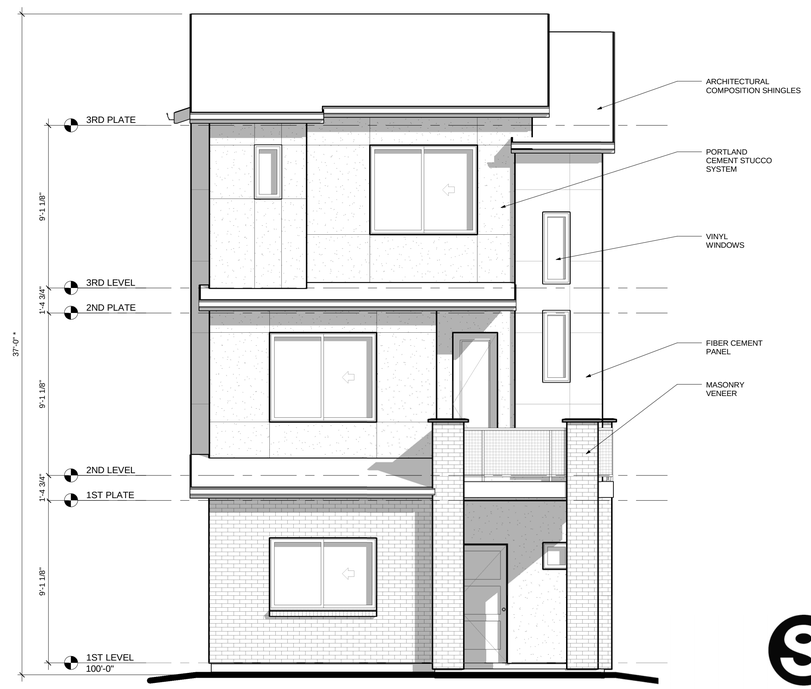


2 C- EAST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



1 C- SOUTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPHAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 38'-0" MAX.

COLOR SCHEME*

1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7016 MINDFUL GRAY
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7018 DOVETAIL
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7020 BLACK FOX
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**FASCIA** MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW7020 BLACK FOX
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: COFFEEBEAN

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Godden|Sudik
ARCHITECTS

REVISION	DATE

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William E. Miller, PE 13889
Engineering/Surveying/Construction Management
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Centennial, Colorado 80112 FAX (303) 708-8399

ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
CONCEPTUAL ELEV. 'C'

DATE: 02/08/2016
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 5 OF 5

Given to PC at
07/05/2016 hearing

ADDITIONAL INFORMATION
FOR
PLANNING COMMISSION HEARING
ON
JULY 5, 2016
FOR
Z15-007
ILIFF AVENUE SINGLE FAMILY HOMES
PRELIMINARY DEVELOPMENT PLAN

July 5, 2016

ADDITIONS OR CHANGES ARE IN BOLD CAPITAL LETTERS AND ARE RELATED TO OPEN SPACES REFERRAL COMMENTS AND RECOMMENDATIONS

SEE OPEN SPACES REFERRAL COMMENTS AFTER THIS COVER LETTER

Shannon Carter | Director

ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

June 29, 2016

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

RE: Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue, Preliminary Development Plan

Dear Mr. Feher,

The Arapahoe County Open Spaces Dept. has reviewed the submittal by MM&D Engineering & Surveying for the Preliminary Development Plan (PDP) for the Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue. Open Spaces has the following comments and recommendations for approval:

Open Spaces is actively involved in promoting and providing park and recreation facilities for residents of Arapahoe County. New development creates additional population that desires access to parks and recreation. According to the findings of the 2015 Four Square Mile Recreation Needs and Opportunities Assessment, the area this development is located in is identified as being below the acceptable threshold for recreation Level of Service and having low walkable access to recreation. This data is based on the existing population, adding an additional 125 households exacerbates this problem. The lack of land availability and current high market values has hindered Open Spaces' ability to purchase and create new parks in the Four Square Mile area. The closest park, Welch Park, is 1 mile away which is well beyond the walkable standard of .25 mile.

The submitted Letter of Intent dated November 5, 2015 indicates that the development will have a "playground area". However, the PDP does not designate that any playground area exists. Given the low level of service and low walkable access to recreation, it would be unacceptable to magnify this situation by increasing population without including a playground. Open Spaces would like to see the "playground area" labeled, identified, and the playground amenities listed in the FDP. Furthermore, during the Planning Commission hearing for the adjacent property, Planning Case # P16-002, Iliff Avenue Townhomes, the applicant indicated that the townhome residents will be able to use the playground and pool facilities at this development, the Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue. As a condition of approval, Open Spaces would like the pool and playground area at 8811 East Iliff Avenue to be fully accessible by the residents of the Iliff Avenue Townhomes.

Open Spaces Department is willing to further discuss these comments with the applicant and assist in any way we can.

Thank you for the opportunity to comment on this application.

Ray Winn
Open Spaces Planner
rwinn@arapahoegov.com
720-874-6551

III. REFERRAL COMMENTS

Comments received as a result of the referral process are as follows:

Engineering	-	Comments regarding PDP exhibit, SEMSWA comments, drainage study and plan, construction plan, and GESC plan. *Applicant made or will make corrections of Engineering Services Division comments.*
Mapping	-	Minor comments. *Comments have been addressed or will be addressed.*
Arapahoe County Assessor	-	No response.
Arapahoe County Zoning	-	No comments.
Arapahoe County Sheriff	-	Limited parking may inhibit response and parking for public safety. *Per Land Development Code applicant will meet parking requirements at FDP stage.*
Arapahoe County Transportation Division		Comments related to burial of above ground utilities and dedication of right-of-way. Applicant *will need to bury utilities and dedicate right-of-way, as appropriate. This will be a condition of approval.*
Arapahoe County Open Spaces		**COMMENTS RELATED TO LABELING "PLAYGROUND AREA" ON FDP EXHIBIT AND MAKING THE POOL AND PLAYGROUND AREA ACCESSIBLE TO RESIDENTS OF ILIFF AVENUE TOWNHOMES.**
Army Corps of Engineers	-	No response.
Urban Drainage	-	No response.
SEMSWA	-	No response to Planning.
Cunningham FPD	-	Comments related to fire protection. *Applicant will comply with comments related to fire protection. This will be a condition of approval.*
Cherry Creek Country Club HOA	-	Requested stone wall to surround development and have designated turn lane. *Specifics related to wall will be determined at FDP stage. Development will have designated turn lane.*

Xcel Energy	-	Xcel owns and operates electric distribution line on property. *Note will be provided on FDP.*
Four Square Mile Group	-	No response.
Cherry Creek School District	-	Comments regarding land dedication or cash-in-lieu using appraised value method. *Applicant will need to use appraised value method for cash-in-lieu. This will be a condition of approval at Final Plat stage.*
Tri-County Health	-	Comments on vector control, demolition of buildings, and community design for active living. *Applicant will include vector control measures in O&M manual.*
Cherry Creek W&S District		Signed referral response form but no specific response.
Century Link		No response.
RTD		No response.
Arapahoe County Library		Requested share of cash-in-lieu monies. *Will be addressed at Final Plat stage.*
West Arapahoe SCD		No response.
Post Office		No response.

IV. STAFF FINDINGS:

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

1. Staff finds that the proposed Preliminary Development Plan (PDP) appears to generally conform to the Arapahoe County Comprehensive Plan/Four Square Mile Sub-Area Plan, with the property being designated as "Mixed Use Town Center".
2. The PDP appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).
3. There are some Engineering and other issues that will be addressed through Conditions of Approval.
4. The Cherry Creek School District has requested that the applicant use the appraised value cash-in-lieu method for school cash-in-lieu at the Final Plat stage.
5. **THE OPEN SPACES DEPARTMENT REQUESTED THAT THE "PLAYGROUND AREA BE LABELED ON THE FDP AND THAT THE POOL AND PLAYGROUND AREA BE ACCESSIBLE TO THE RESIDENTS OF ILIFF AVENUE TOWNHOMES.**

V. RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of the proposed Iliff Avenue Single-Family Homes Preliminary Development Plan (Z15-007), subject to the following:

1. The applicant must make all modifications to the Preliminary Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will comply with all Cunningham Fire Protection District referral comments.
4. The applicant will use the appraised value cash-in-lieu method as mentioned in the Cherry Creek School District referral letter at the Final Plat stage. Also the applicant will use the appraised value cash-in-lieu method for public parks and other public purposes.
5. The applicant will bury utilities and dedicate right-of-way as required by the County.
6. **THE APPLICANT WILL LABEL THE "PLAYGROUND AREA" ON THE FUTURE FINAL DEVELOPMENT PLAN AND PROVIDE A NOTE ON THE PRELIMINARY DEVELOPMENT PLAN THAT WILL PROVIDE THE RESIDENTS OF ILIFF AVENUE TOWNHOMES ACCESS TO THE POOL AND PLAYGROUND AREA OF ILIFF AVENUE SINGLE FAMILY HOMES.**

VI. DRAFT MOTIONS:

A. In the case of Z15-007, Iliff Avenue Single-Family Homes, Preliminary Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated June 23, 2016 **AND REVISED ON JULY 5, 2016**, and recommend this case favorably to the Board of County Commissioners, subject to the following conditions:

1. The applicant must make all modifications to the Preliminary Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will comply with all Cunningham Fire Protection District referral comments.
4. The applicant will use the appraised value cash-in-lieu method as mentioned in the Cherry Creek School District referral letter at the Final Plat stage. Also the applicant will use the appraised value cash-in-lieu method for public parks and other public purposes.

5. The applicant will bury utilities and dedicate right-of-way as required by the County.
6. **THE APPLICANT WILL LABEL THE "PLAYGROUND AREA" ON THE FUTURE FINAL DEVELOPMENT PLAN AND PROVIDE A NOTE ON THE PRELIMINARY DEVELOPMENT PLAN THAT WILL PROVIDE THE RESIDENTS OF ILIFF AVENUE TOWNHOMES ACCESS TO THE POOL AND PLAYGROUND AREA OF ILIFF AVENUE SINGLE FAMILY HOMES.**

Alternate Motions:

Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

1. State new or amended findings to support PC recommendation of "Denial" or, if needed, for a motion of "Approval, With Changes."
2. State any new or amended conditions if the motion is for "Approval, with Changes."

Attachments:
Application
FDP Exhibit
Referral Comments

ARAPAHOE COUNTY
COLORADO'S FIRST

MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JULY 5, 2016 AT 6:30 P.M.
LIMA PLAZA - ARAPAHOE ROOM - 6954 S LIMA ST, CENTENNIAL CO 80112

CASE NO. Z15-001, ILIFF AVENUE SINGLE FAMILY RESIDENCES / PRELIMINARY DEVELOPMENT PLAN

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?
1	Andrew Bosman	8885 E Warren	with reservation	Yes
2	Julie Snow-Klopenberg	8500 E. Warren Ave		No
3	Margaret Jane Kelley	2206 S. Yosemite Cir.	Favor	No
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