



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

ATTENDANCE	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; and Richard Sall.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah L. White, Engineer; Sue Liu, Engineer; Sherman Feher, Senior Planner; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Diane Kocis, Oil & Gas Specialist; and members of the public.</p>
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.
<p>GENERAL BUSINESS ITEMS:</p> <p>The Planning Commission determined to hear the agenda items out of order.</p>	
APPROVAL OF THE MINUTES	<p>The motion was made by Mr. Weiss and duly seconded by Ms. Rieck to accept the minutes from the February 2, 2016 Planning Commission meeting, as amended, to correct the vote on Case No. Z15-003, Denver Jewish Senior Living / Preliminary Development Plan, to show Mr. Sall as a Yes vote and Ms. Rieck as a No vote.</p> <p>The motion passed unanimously.</p>
<p>REGULAR ITEMS:</p>	
Item 3:	L16-001, Rangeview Metropolitan District Water Pipeline /

Location and Extent (L&E) Plan – Sherman Feher, Senior Planner, Public Works and Development (PWD)

Sherman Feher, Senior Planner, introduced the proposed project, which would extend a 24 inch water pipeline from the State Land Board Property near E Quincy Ave. north to near I-70, generally along the future Hayesmount Rd alignment. He reported staff recommended approval.

Melinda Lundquist, CVL Consultants, representing Rangeview Metropolitan District (RMD), indicated this was Phase 2 of a water pipeline. She reported the proposed pipeline would require a 25 foot utility easement from several private property owners. She stated the pipeline plans were designed to work with the future Hayesmount Rd grading and location. Ms. Lundquist reported RMD was currently working with the landowners along the pipeline alignment and would commence construction once easements were secured. She reported the County was reviewing engineering plans for the pipeline. She stated RMD planned to use open cuts for most of the pipeline but would bore under Quincy Ave. to minimize traffic impacts.

The Planning Commission (PD) asked clarifying questions about the locations of the district's wells and which aquifers were used.

Mr. Rosenberg opened the hearing for public comments.

There were no public comments.

The public hearing was closed.

It was moved by Mr. Brummel and duly seconded by Mr. Rader, in the case of L16-001, Rangeview Metropolitan District Water Pipeline / Location and Extent Plan, that the Planning Commission had read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings, including all plans and attachments as set forth in the staff report dated March 4, 2016, and moved to approve this case, subject to the following conditions:

- 1. The applicant shall make any minor modifications to plans as requested by the Public Works and Development Department.**
- 2. The applicant shall address the Division of Engineering Services' comments and concerns, as identified within**

	<p>the various Division of Engineering Services reports.</p> <ol style="list-style-type: none"> 3. The applicant shall execute and record all utility easements prior to commencing construction of the project. 4. The applicant shall obtain all necessary permits prior to commencing the project. 5. If the applicant does any earth-moving or construction, between March 15, 2016 and October 31, 2016 related to the pipeline, they shall conduct a burrowing owl survey and provide the results of said survey to Colorado Parks and Wildlife (CPW) and the County and if any burrowing owls are found during the survey, the applicant shall follow CPW protocols related to burrowing owls. 6. The applicant shall prepare a noxious weed control plan and will implement said plan. The applicant shall provide a copy of the plan to the County. <p>The vote was:</p> <p>Mr. Weiss, Yes; Ms. Rieck, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</p>
<p>Item 1:</p>	<p>Z15-004, Xenia Street Townhomes / Preliminary Development Plan (PDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)</p> <p>Bill Skinner, Senior Planner, summarized the proposal and stated the PC had continued the case from February 16, 2016 due to issues regarding the southern and eastern setbacks. He provided an amended set of staff-recommended conditions to the PC.</p> <p>Scott Alpert, applicant, agreed to increase the eastern setback from 10 feet to 15 feet and the southern setback from 10 feet to 25 feet. The applicant also agreed to limit top of wall/gutter height to 30 feet with the tallest roofline at 38 feet. Scott Alpert reported making some adjustments to the buildings after the hearing on February 16, 2016.</p> <p>Mr. Rosenberg opened the hearing for public comments.</p> <p>The neighbor to the south said he appreciated moving the buildings farther away. Three residents of the property to the east (Yosemite Village), including one speaking on behalf of the Homeowner’s Association (HOA), said they appreciated the increased setback; however, had concerns about the applicant’s three-story proposal,</p>

when most of the surrounding multi-family/townhome projects were two stories in height. A representative from the Four Square Mile neighborhood group stated they would prefer two story buildings and aligning the proposed townhomes along Xenia Street rather than aligning the buildings east-west.

Mr. Alpert responded that aligning the buildings east-west meant the neighbors to the east wouldn't face a whole row of buildings; instead, they would view the ends. He noted the Four Square Mile Sub-Area Plan recommended up to 25 dwellings/acre on the site , which could only be achieved by orienting the buildings east-west. Mr. Alpert reported there were other 3-story examples in Four Square Mile and in the Breakers across Mississippi. He stated they hadn't finalized the building designs or the site grading, but weren't planning on adding significant fill.

The PC asked clarifying questions about grading and flattening the roof pitch to reduce overall building height.

Mr. Alpert stated some grading would be required to make the drainage work; however, they didn't expect to bring in a lot of fill. He committed to looking at the roof pitch between this plan and submitting the Final Development Plan (FDP).

The PC commended Mr. Alpert for making changes to accommodate the neighbor's concerns.

It was moved by Mr. Brummel and duly seconded by Mr. Weiss, in the case of Z15-004, Xenia Street Townhomes / Preliminary Development Plan, that the Planning Commission had read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated February 5, 2016, and recommend approval of the application, subject to the following condition(s):

- 1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address Public Works and Development Staff comments and concerns.**
- 2. Applicant will increase the eastern setback from 10 feet to 15 feet and the southern setback from 10 feet to 25 feet.**
- 3. The applicant will limit top of wall/gutter height to 30 feet with the tallest roofline at 38 feet.**

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

	<p>The public hearing was closed.</p> <p>It was moved by Mr. Sall and duly seconded by Ms. Rieck, in the case of P15-008, Freedom Service Dogs Final Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated March 4, 2016, and recommend approval of this case, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant must make all modifications to the Final Development Plan as requested by the Public Works and Development Department. 2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to the mylars being signed. 3. The applicant shall enter into an SIA and will provide collateral to the County for all public improvements associated with the project. 4. The applicant will need to obtain a Floodplain permit. 5. The applicant will need to develop an animal waste plan and submit it to Tri-County Health Department and the County. <p>The vote was:</p> <p>Mr. Weiss, Yes; Ms. Rieck, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>