



ARAPAHOE COUNTY
 COLORADO'S FIRST

**MINUTES OF THE ARAPAHOE COUNTY
 BOARD OF COUNTY COMMISSIONERS
 TUESDAY, MAY 3, 2016**

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

Nancy Doty, Chair	Commissioner District 1	Absent and Excused
Nancy Jackson, Chair Pro-Tem	Commissioner District 4	Present
Nancy A. Sharpe	Commissioner District 2	Present
Rod Bockenfeld	Commissioner District 3	Present
Bill Holen	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Matt Crane	Clerk to the Board	Absent and Excused
Joleen Sanchez	Asst. Clerk to the Board	Present

when the following proceedings, among others, were had and done, to-wit:

CALL TO ORDER

Commissioner Doty called the meeting to order.

INTRODUCTIONS

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA

There were no modifications to the agenda.

ADOPTION OF THE AGENDA

The motion was made by Commissioner Holen and duly seconded by Commissioner Sharpe to adopt the Agenda as presented.

The motion passed 4-0, Commissioner Doty absent and excused.

ADOPTION OF THE MINUTES

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Holen to adopt the minutes of the April 5, 2016 public meeting as presented.

The motion passed 4-0, Commissioner Doty absent and excused.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen to adopt the minutes of the April 12, 2016 public meeting as presented.

The motion passed 3-0, Commissioner Doty absent and excused, Commissioner Jackson abstained.

CEREMONIES

There were no ceremonies on this date.

CITIZEN COMMENT PERIOD

There were no citizen comments on this date.

CONSENT AGENDA

The motion was made by Commissioner Holen and duly seconded by Commissioner Sharpe to approve the items on the Consent Agenda as presented.

The motion passed 4-0, Commissioner Doty absent and excused.

Lynn Myers, Southeast Denver Economic Development Partnership thanked the Board of County Commissioners for their support of Arrow Electronics.

GENERAL BUSINESS ITEMS

Item 1 – Resolution No. 160316 - Case Z15-004, Xenia Street Townhomes Preliminary Development Plan

Robert Hill, Senior Assistant County Attorney, established jurisdiction for the Board to hear this case.

Bill Skinner, Senior Planner, introduced the applicant and reviewed the details of this case. He said the neighbors have concerns about building height, density and setbacks.

Scott Alpert, developer, presented a PowerPoint presentation, a copy of which has been retained for the file. He presented a rendering of the proposed buildings, which would be a maximum of 38 feet tall, and discussed setbacks. He described the characteristics of the surrounding buildings.

Commissioner Sharpe asked what the setbacks would look like. Mr. Alpert said there would be green space between the development and the neighbors, a drive way, and there would be fencing on the property line.

The Public Hearing was opened.

Heike Newman, speaking on behalf of Yosemite Village, explained the neighbors' concerns regarding building height and dwelling units per acre.

Ferrell Woods expressed concern about the height of the buildings.

The Public Hearing was closed.

Commissioner Sharpe asked Mr. Skinner to discuss density and height related to the Comprehensive Plan. Mr. Skinner said this development falls within the density for this site, but said the Comp Plan is largely silent regarding height.

Commissioner Bockenfeld asked about the transition between the existing properties and this development. He said it appears this project is compatible.

Mr. Skinner said the proposed buildings would be taller than the surrounding buildings, but the increase is not egregious.

Commissioner Sharpe asked why height was not addressed in the comprehensive plan.

Mr. Skinner suspects that at the time the comprehensive plan was developed, the citizens were focused on the broader category of single family homes versus multi-family homes.

Commissioner Sharpe asked Mr. Alpert why the applicant needs three stories instead of two stories.

Mr. Alpert said there is not much ground so the only option is to go up.

Commissioner Jackson clarified the setbacks and the building height.

Mr. Skinner added that the density has been revised to 19.6 dwelling units (DU) per acre and the number of units is capped at 28.

There was discussion regarding the condition related to the Open Space department which strongly recommends a recreation area on this site. The commissioners agreed that requiring a playground without knowing what it will look like is not fair to the developer and the neighbors, and that it is not the province of Open Space to get involved in site plans.

The motion to approve this case was made by Commissioner Jackson and duly seconded by Commissioner Bockenfeld: considering the findings and other information provided herein, staff recommends the approval of Case Z15-004 Xenia Street Townhomes Preliminary Development Plan, subject to the following conditions of approval:

1. Prior to Board signature of these plans, the applicant agrees to address Public Works Staff comments including concerns identified in the most recent Engineering Staff Report.
2. The developer shall provide a transition to mitigate impacts on the lower density and lower height single-family detached south of the site.

3. Open zoning violations on the subject property will be addressed before Staff will forward a copy of the plans to the board for signature.
4. Changes to the proposal agreed to by the applicant during the review and approval process, including conditions of approval agreed to at the March 15th Planning Commission hearing will be reflected on the application before plans will be forwarded to the Board for signature, including the following;
 - a. Applicant will increase the eastern setback from 10 feet to 15 feet and the southern setback from 10 feet to 30 feet.
 - b. The applicant will limit top of wall/gutter height to 30 feet of the southern building with the tallest roofline at 38 feet.

The motion passed 3-0, Commissioner Sharpe opposed, Commissioner Doty absent and excused.

COMMISSIONER COMMENTS

Commissioner Jackson said she understands why Commissioner Sharpe voted against this plan, but she is also concerned about the lack of affordable housing in this area, and housing like this fills a need in that community. She said she looks forward to an informal park and a nice development.

There being no other business before the Board, Commissioner Jackson adjourned the meeting at 10:30 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

**MATT CRANE, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD**