



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JULY 5, 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>Mark Brummel, Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Assistant County Attorney; Jason Reynolds, Current Planning Program Manager; Sherman Feher, Senior Planner; Chuck Haskins, Engineering Services Division Manager; Sue Liu, Engineer III; Jan Yeckes, Planning Division Manager; Caitlyn Cahill, Animal Control Supervisor, and members of the public.</p>
CALL TO ORDER	<p>It was noted both the Chair and Chair Pro-Tem were absent for the meeting. As a result, an Acting Chair needed to be chosen.</p> <p>Ms. Rieck nominated Mr. Brummel as Acting Chair for the meeting. Ms. Chapman seconded the nomination and Mr. Brummel accepted the nomination.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes.</p> <p>Acting Chair Brummel called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p> <p>It was stated the minutes were missing from the Planning Commissioner (PC) packets; as a result, a vote on the approval of the minutes was deferred until the next regular meeting.</p>
DISCLOSURE MATTERS	<p>There were no Planning Commission member conflicts with the matters before them.</p>

REGULAR ITEMS:

Item 1:

Case No. Z15-007, Iliff Avenue Single Family Homes / Preliminary Development Plan (PDP) - Sherman Feher, Senior Planner, Public Works and Development (PWD)

Mr. Feher introduced the case and the positive staff recommendation. He stated the proposed development included 121 single-family dwelling units on 8.75 acres, for a density of about 13.83 dwellings/acre. He noted an additional referral comment had been provided by the Open Spaces Department, along with modified staff findings and recommended conditions of approval for the case. Mr. Feher reported Open Spaces did not receive the referral at the appropriate time, and that was the reason for the late modification to the staff report.

Scott Alpert, Alpert Development, Inc., applicant, on behalf of 8811 E. Iliff LLC and Warren and Iliff LLC, owners, presented a PowerPoint, a copy of which was retained for the record. He explained that the proposal took neighborhood requests into consideration. Originally, they had proposed a single townhome-style product for the entire site and the neighborhood asked for a mixture of different housing types. As a result, Mr. Alpert reported they would be developing townhomes on the property just west of this site and single-family homes on the property being considered today. He stated there were plans to erect a wall along E Iliff Avenue and that there would be a cleanup of the wood lot as part of the project.

The Planning Commission (PC) asked questions about open space, the proposed playground, the private roadway widths, and the proposed wall.

Mr. Alpert explained the site would have about 35% open space and would provide a playground near the proposed pool and clubhouse. He said the amenities would serve both the townhomes and the single-family area. He stated the 26' wide private streets were intended to serve the alley-loaded garages and would meet fire requirements. Mr. Alpert reported guest parking would be provided throughout the project. He said the wall along Iliff Avenue would be six feet tall and they're were still determining whether it would be brick or stone.

Mr. Brummel opened the hearing for public comments.

Three adjacent and nearby business owners expressed concerns about the proposed project. Their concerns included traffic on Yosemite, fencing between the proposed residential and adjacent commercial/industrial properties, and potential for complaints about noise, activity, and industrial yards from future residents of the project.

One neighbor expressed support of the proposal on the sign-in sheet, but had no desire to speak.

There were no further public comments.

The public hearing was closed.

Mr. Alpert responded to the public concerns. He explained there wouldn't be access on Warren, the street with many commercial/industrial users. Further, he reported that in their outreach efforts, response had been overwhelmingly positive. He stated traffic would access Yosemite across from an existing access point. He noted the existing commercial/residential zoning on the property would have generated even more traffic than the residential proposal. Mr. Alpert said they would do the best they could to mitigate noise and view concerns using privacy fences.

It was moved by Ms. Chaffin and duly seconded by Ms. Rieck in the case of Z15-007, Iliff Avenue Single-Family Homes, Preliminary Development Plan, that the Planning Commission read the staff report and received testimony at the public hearing and found themselves 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 the 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 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 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.**

	<p>5. The applicant will bury utilities and dedicate right-of-way as required by the County.</p> <p>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.</p> <p>The vote was:</p> <p>Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes.</p>
ANNOUNCEMENT(S)	<p>Ms. Yeckes noted that this week was the early registration deadline for the Colorado American Planning Association fall conference to be held in Colorado Springs in September. She said if any of the Planning Commissioners would like to attend, they needed to notify Jan Yeckes or Terri Maulik so registration and hotel reservations could be confirmed this week. She stated a schedule of sessions to be attended would be needed.</p>
ADJOURNMENT	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>