

# MEMORANDUM

**TO:** | ARAPAHOE COUNTY PLANNING COMMISSION

**SUBJECT:** | REGULAR MEETING

**DATE AND TIME:** | June 16, 2009 6:30 p.m.

**PLACE:** | \*10730 E. BRIARWOOD AVENUE, ARAPAHOE ROOM \*

**PLANNING DIVISION  
MANAGER COMMENTS**

One item was continued by the Planning Commission to July 7, 2009, 6:30 p.m. This item will be noted on the agenda as “Withdrawn – This item will not be considered.” Staff has determined this item should be withdrawn at this time due to issues that cannot be resolved by the hearing date. Any future consideration will be noticed.

## Approved PC minutes 5-19-2009

### REGULAR AGENDA ITEMS

<i>ITEM 1</i>	<i>L08-004, Strasburg Park &amp; Recreation/5 Acres Park/Location &amp; Extent (Continued from May 19, 2009)</i>	<i>VOTING RESULTS</i>	
LOCATION:	55113 & 55223 E Bison Dr/Northwest corner of Bison Dr & North Piggott Rd	HOW VOTED:	
ACREAGE:	5 Acres	6	FOR
EXISTING ZONING:	R-A	0	AGAINST
PROPOSED USE:	Park	1	ABSENT
OWNER/APPLICANT:	Strasburg Park & Recreation District	0	ABSTAIN
CASE MANAGERS:	Planner, Carol Kuhn – Engineer, Irene Valenzuela		
REQUEST:	Site Plan expansion including a regulation size softball field, multi-use grass field, and a new basketball court.		
MOTION SUMMARY:	Approved with findings and conditions of staff report.	<input type="checkbox"/> CONTINUED	
<i>ITEM 2</i>	<i>TA09-001, Cherry Creek Academy Expansion (Study Session)</i>	<i>VOTING RESULTS</i>	
LOCATION:	NE Corner of Dayton /Canley	HOW VOTED:	
ACREAGE:	4.5 Acres	6	FOR
EXISTING ZONING:	R-1	0	AGAINST
PROPOSED USE:	School	1	ABSENT
OWNER/APPLICANT:	Cherry Creek Academy Charter School	0	ABSTAIN
CASE MANAGERS:	Planner , Carol Kuhn		
REQUEST:	Information Only/No Action Taken		
MOTION SUMMARY:	Motion for authorization of Chairperson to sign a letter to School District, recommending that the School Board hold a public hearing regarding the expansion.	<input type="checkbox"/> CONTINUED	
<i>ITEM 3</i>	<i>W09-001, Land Development Code Amendments #1</i>	<i>VOTING RESULTS</i>	
LOCATION:	County-Wide	HOW VOTED:	
ACREAGE:		*	FOR
EXISTING ZONING:		*	AGAINST
PROPOSED USE:		1	ABSENT
OWNER/APPLICANT:		0	ABSTAIN
CASE MANAGERS:	Zoning, Tammy King	*See individual votes	
REQUEST:	Modification to Section 3-400 – Definitions – Revision to the definition of Pets Modification to Section 3-400 – Definitions – Revision to the definition of Inoperable Vehicles – change to differentiate between inoperable and operable and clarification regarding parking location Modification to Section 3-400 – Definitions – Inclusion of Building Height Calculation diagram Modification to the mylar submittal requirements related to permanency of line work Modification to sections 2-300 and 3-100 related to basis of bearings and the requirement for NAVD88 datum Amendment to Section 1-5306 – Administrative Amendment – to allow increases to building heights to be processed administratively, under certain circumstances -Continued-	Approval 6:0  Continued to July 7  Approval 6:0  Approval 6:0  Approval 6:0  Approval 4:2	

	Amendment to Section 1-4200 – Fence Regulations, allowing for precast concrete construction and an 8-foot engineered wall/fence Modification to Section 1-4806.02 – Landscape Regulations allowing ornamental grasses to contribute to the shrub requirements Modification to section 3-100 – Standard Notes – addition of Stormwater Maintenance Note	Approval 6:0 Approval 6:0 Approval 6:0
MOTION SUMMARY:	With the exception of one continuance, all items were recommended for approval as presented by staff; BOCC action required on all items. Discussion of Section 3-400 Revision to the Definition of Inoperable Vehicles was continued to July 7, 2009.	<input checked="" type="checkbox"/> CONTINUED (One item – see Planning Division Manager Comment)
<b>ITEM 4</b>	<b>W09-002, Land Development Code Amendments #2</b>	<b>VOTING RESULTS</b>
LOCATION:	County-Wide	HOW VOTED:
ACREAGE:		6 FOR
EXISTING ZONING:		0 AGAINST
PROPOSED USE:		1 ABSENT
OWNER/APPLICANT:		0 ABSTAIN
CASE MANAGERS:	Planner , Carol Kuhn	
REQUEST:	Changes to 3-100 - Includes addition of RTIF (Regional Transportation Impact Fee) note and revision of Drainage Master Plan Note referencing current Stormwater Management Manual section Changes to 2-300 - Includes addition of Easement Chart requirement and addition of the term “maintenance” to the tract information	
MOTION SUMMARY:	Recommended approval as presented by staff; BOCC action required.	<input type="checkbox"/> CONTINUED
<b>ITEM 5</b>	<b>Consideration of amendments to the Planning Commission By-Laws (Continued from June 2, 2009)</b>	<b>VOTING RESULTS</b>
LOCATION:		HOW VOTED:
ACREAGE:		5 FOR
EXISTING ZONING:		1 AGAINST
PROPOSED USE:		1 ABSENT
OWNER/APPLICANT:		0 ABSTAIN
CASE MANAGERS:	Ron Hovland-Planning Program Manager	
REQUEST:	Consider By-Laws Amendments	
MOTION SUMMARY:	Motion to approve amendments to by-laws.	<input type="checkbox"/> CONTINUED

**NEXT REGULAR MEETING SCHEDULED FOR July 07, 2009**  
**The Planning Commission and Board of County Commissioner Agendas**  
**and other Arapahoe County information may be viewed online at [www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)**  
**Planning Commission Members**

Mark Brummel-Present	Leah Martin-Absent
Arnold Hayutin/Chair Pro-Tem--Present	Paul Rosenberg/Chair-Present
Kim Herzfeldt-Present-Present	Brian Weiss-Present
Brett Larson--Present-Present	