

# MEMORANDUM

**TO:** | ARAPAHOE COUNTY PLANNING COMMISSION

**SUBJECT:** | REGULAR MEETING

**DATE AND TIME:** | JULY 15, 2003 6:30 P.M.

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

**PLANNING DIVISION  
MANAGER COMMENTS** |

APPROVAL OF MINUTES FROM JUNE 17, 2003

## CONSENT AGENDA ITEMS

<b>ITEM 1</b>	<b><i>P02-032, Bijou Telephone Co-Op / Minor Subdivision CONTINUED until August 5<sup>th</sup>, 2003</i></b>	<b>VOTING RESULTS</b>	
LOCATION:	HWY 36 & I-70 SE	HOW VOTED:	
ACREAGE:	1.98 Acres	6	FOR
EXISTING ZONING:	B-4	0	AGAINST
PROPOSED USE:	Office	1	ABSENT
OWNER/APPLICANT:	Owner/Applicant – Bijou Telephone Co-Op Association		ABSTAIN
CASE MANAGERS:	Planner, Sherman Feher – Engineer, Stacey Thompson	<input checked="" type="checkbox"/> FAVORABLE	
REQUEST:	To Plat and Unplatted Lot	<input type="checkbox"/> UNFAVORABLE	
<b>ITEM 2</b>	<b><i>P03-003, Dillon Subdivision / Minor Subdivision</i></b>	<b>VOTING RESULTS</b>	
LOCATION:	Split Rock & Alameda SE	HOW VOTED:::	
ACREAGE:	37.34 Acres	6	FOR
EXISTING ZONING:	A-1	0	AGAINST
PROPOSED USE:	Single Family	1	ABSENT
OWNER/APPLICANT:	Owner, John Willis Dillon – Applicant, Modus Management		ABSTAIN
CASE MANAGERS:	Planner, Wiley Smith – Engineer, Sue Liu	<input checked="" type="checkbox"/> FAVORABLE	
REQUEST:	To Subdivide into 2 lots	<input type="checkbox"/> UNFAVORABLE	

## REGULAR AGENDA ITEMS

<b>ITEM 1</b>	<b><i>P03-002, Greenwood Reserve at Cherry Creek / Final Development Plan – CONTINUED FROM 7/1/03</i></b>	<b>VOTING RESULTS</b>	
LOCATION:	1694 S Unita Way	HOW VOTED:	
ACREAGE:	4.68 Acres	6	FOR
EXISTING ZONING:	R-PSF	0	AGAINST
PROPOSED USE:	10 Single Family Detached Dwellings	1	ABSENT
OWNER/APPLICANT:	Owner, Paul R & Jean D Thayer – Applicant, Kurowski Development		ABSTAIN
CASE MANAGERS:	Planner, Ron Hovland – Engineer, Stacey Thompson	<input checked="" type="checkbox"/> FAVORABLE	
REQUEST:	Single Family Detached Dwellings	<input type="checkbox"/> UNFAVORABLE	
<b>ITEM 2</b>	<b><i>Z03-002, Cherry Creek Presbyterian Church/Amendment Preliminary Development Plan</i></b>	<b>VOTING RESULTS</b>	
LOCATION:	Belleview & Dayton	HOW VOTED:	
ACREAGE:	1.14 Acres	6	FOR
EXISTING ZONING:	MU	0	AGAINST
PROPOSED USE:		1	ABSENT
OWNER/APPLICANT:	Stephen Sellenriek		ABSTAIN
CASE MANAGERS:	Planner, Sue Barton – Engineer, Scott Wiggs	<input checked="" type="checkbox"/> FAVORABLE	
REQUEST:	Expansion of Church	<input type="checkbox"/> UNFAVORABLE	

<b>ITEM 3</b>	<b>Z03-001, Smoky Hill Commercial / 2<sup>nd</sup> Amendment to Preliminary Development Plan</b>	<b>VOTING RESULTS</b>	
LOCATION:	16606 E Smoky Hill Road	HOW VOTED:	
ACREAGE:	9.70 Acres	6	FOR
EXISTING ZONING:	MU PUD	0	AGAINST
PROPOSED USE:	CMRS Tower	1	ABSENT
OWNER/APPLICANT:	Owner, Public Storage Properties XIX – Applicant, Verizon Wireless		ABSTAIN
CASE MANAGERS:	Planner, Wiley Smith – Engineer, Sue Liu	<input checked="" type="checkbox"/>	FAVORABLE
REQUEST:	Amend PDP to Change Height of CMRS to 50'	<input type="checkbox"/>	UNFAVORABLE
<b>ITEM 4</b>	<b>P03-004, Smoky Hill Commercial / 1<sup>st</sup> Amendment to the Final Development Plan</b>	<b>VOTING RESULTS</b>	
LOCATION:	16606 E Smoky Hill Road	HOW VOTED:	
ACREAGE:	9.70 Acres	6	FOR
EXISTING ZONING:	MU PUD	0	AGAINST
PROPOSED USE:	CMRS Tower	1	ABSENT
OWNER/APPLICANT:	Owner, Public Storage Properties XIX – Applicant, Verizon Wireless		ABSTAIN
CASE MANAGERS:	Planner, Wiley Smith – Engineer, Sue Liu	<input checked="" type="checkbox"/>	FAVORABLE
REQUEST:	Amend FDP to Include a Wireless Stealth Monopole	<input type="checkbox"/>	UNFAVORABLE
<b>ITEM 5</b>	<b>Z03-004, RMIM Strasburg Medical Office / Rezone</b>	<b>VOTING RESULTS</b>	
LOCATION:	56300 E Colfax Ave	HOW VOTED::	
ACREAGE:	9.24 Acres	6	FOR
EXISTING ZONING:	B-5, R-4, and I-1	0	AGAINST
PROPOSED USE:	Medical Office Building	1	ABSENT
OWNER/APPLICANT:	Owner, Rocky Mountain Internal Medicine PC – Applicant, R A Consulting		ABSTAIN
CASE MANAGERS:	Planner, Sherman Feher – Engineer, Sue Liu	<input checked="" type="checkbox"/>	FAVORABLE
REQUEST:	Rezone to B-1	<input type="checkbox"/>	UNFAVORABLE
<b>ITEM 6</b>	<b>W03-003, Code Revisions Master Development Plan</b>	<b>VOTING RESULTS</b>	
LOCATION:	County Wide	HOW VOTED:	
ACREAGE:	N/A	5	FOR
EXISTING ZONING:	N/A	0	AGAINST
PROPOSED USE:	N/A	2	ABSENT
OWNER/APPLICANT:	Arapahoe County Planning Division		ABSTAIN
CASE MANAGERS:	Planner, Melissa Kendrick	<input checked="" type="checkbox"/>	FAVORABLE
REQUEST:	To Amend the Zoning Regulation to allow Multi-family Residential with the Master Development Plan as a Use By Special Review	<input type="checkbox"/>	UNFAVORABLE

**NEXT REGULAR MEETING SCHEDULED FOR AUGUST 5, 2003**

**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)

**Agenda phone line: 720-874-6668**

**Planning Commission Members**

<b>Jack Sampson- Present</b>	<b>Arnold Hayutin- Present</b>
<b>Frank Doyle- Present</b>	<b>Mathew Plitnick- Present</b>
<b>Shannon Roth- Absent</b>	<b>Mathew Reay- Present</b>
<b>Brenda Gallagher- Present</b>	