



**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday May 8, 2018

- 1. ROLL CALL 6:30PM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF PREVIOUS MINUTES**
- 4. CITIZENS COMMENTS Chairwoman Graham**
- 5. ADJOURNMENT TO STUDY SESSION**

Development Update

Willowcroft, Wilder Lane, Wild Plum

Littleton:Platte Canyon Estates-SW Corner of Bowles and Platte Canyon Rd.
Feasibility Study Federal/Bowles Intersection

Demographic Data: Selected 2012-2017 statistics

Adjacent Area Neighborhood Plans

Littleton-Goddard Neighborhood
Arapahoe County- Area West of Platte Canyon Rd.

TOWN OF COLUMBINE VALLEY
PLANNING AND ZONING COMMISSION
Minutes
February 13, 2018

Chairwoman Graham called the Regular Meeting of the Commission to order at 6:33 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Commissioners: Sandy Graham, Gary Miles, Mimi Kuchman, Marilyn Meister, Jeff Sahr, Jay Neese, and Jim Tarpey

Absent: Erik Chekal, and Dale Irwin

Also present: Lee Schiller, J.D. McCrumb, and Phil Sieber

CITIZEN CONCERNS: There were no citizen comments.

STAFF REPORT: Mr. Sieber presented a brief update on the development activities throughout and adjacent to the Town. The Commissioners asked clarifying questions. Mr. Sieber also briefly discussed the 2018 P & Z Calendar.

OLD BUSINESS: There was no old business.

NEW BUSINESS:

Election of Vice Chair:

ACTION: upon a nomination/motion by Commissioner Meister and a second by Commissioner Kuchman, the Commission unanimously elected Gary Miles for the position of Vice Chair.

Election of Chair:

ACTION: upon a nomination/motion by Commissioner Meister and a second by Commissioner Miles, the Commission unanimously elected Sandy Graham for the position of Chair.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:52 p.m.

Submitted by,
J.D. McCrumb, Town Administrator

** All reports and exhibits listed "as attached" are available on the Columbine Valley web site and by request at Town Hall, 2 Middlefield Road.*

*** All minutes should be considered to be in DRAFT form until approved by the Planning and Zoning Commission at the next regular meeting.*

NARRATIVES

Development Update

Willowcroft: Willowcroft is now built out with 41 units and all homes are occupied. The HOA is now controlled by the lot owners and they have organized and elected officers.

Wilder Lane: There are 9 units completed and occupied and 3 permits pending. The HOA is still controlled by the developer and will be until 16 of the 24 lots are sold.

Wild Plum: Project Activity Schedule

Grading and Earthwork	Complete beginning of May
Pipe and Sewer Installation	Start end of April (3 months)
Concrete and Gutter Installation	Start end of July (3-4 weeks)
Road and Asphalt	Start end of August (4 weeks)
Begin Landscape Installation	Start Fall
Begin Construction Model Homes	Start Fall
Fairway Lane Widening	June / July
Platte Canyon/Hunter Run Improvements	Start 30 days after CDOT approval. Hopefully start in May.

It is projected that home construction will begin in the Fall with the first units occupied in 2019. Lennar Homes anticipated a 3-5 year build out.

Activity in Adjacent Areas

Platte Canyon

Estates

There is a new proposal on this 5.65 acre site at the southwest corner of Bowles Ave and Platte Canyon Road. This is the site that was considered for development by K.B. Homes who withdrew their application. The developer proposes 21 units of single family residential at a density of 2.7 DU's per acre. The applicant estimates the unit prices to be in the \$700,000 range.

The applicant has had a pre-submittal meeting with the Arapahoe County staff, but the formal application has not been submitted. We will receive a referral from the County.



Platte Canyon Estates

Arapahoe County, Colorado
Longs Peak Investors
May 13th, 2017
Project #171043

LAI Design Group

www.laidesigngroup.com • 303.734.1777

Architects ■ Planning & Entitlements ■ Visual Media ■ Landscape Architecture ■ Real Estate Advisory

Federal/Bowles

Intersection: It is our understanding that Littleton is considering a study of traffic conditions at this intersection with the possibility of major improvements. The Town's major concern would be the impact on the Bowles/Watson Lane intersection. There is a meeting of the Platte Canyon Task Force on Tuesday morning and we will ask for more information from the City staff on this issue.

Demographics

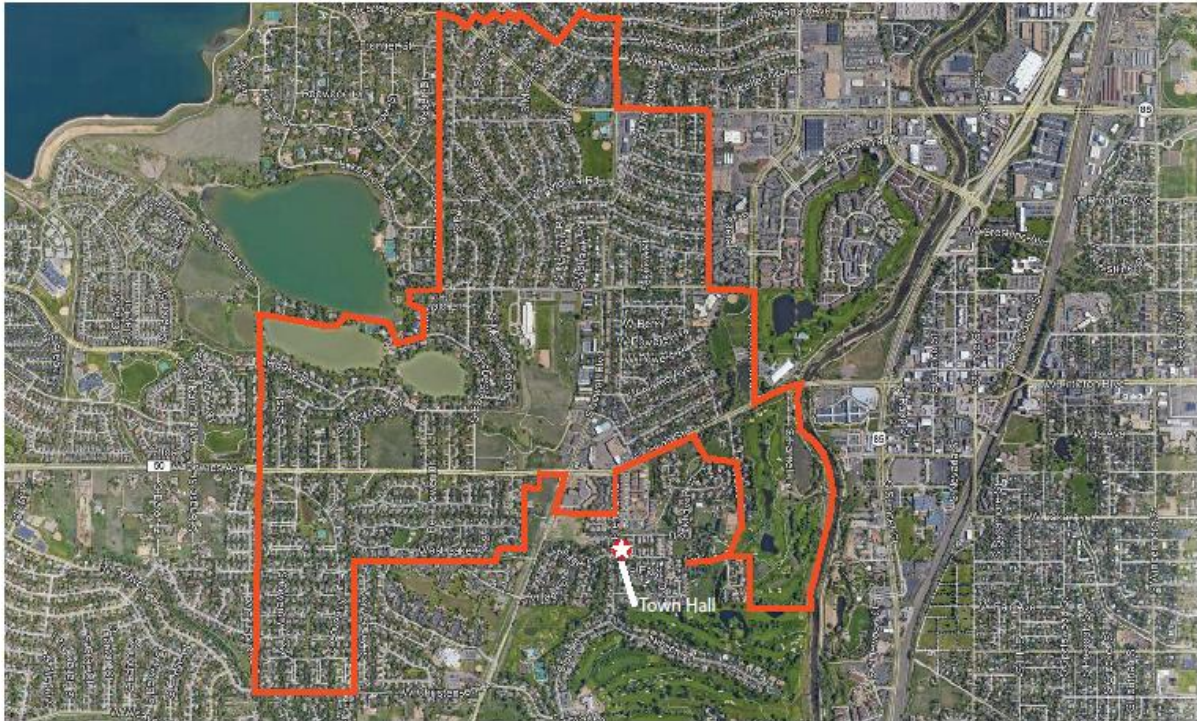
Attached separately are selected data on population and household trends from 2010-2016/17. The figures for the years after 2010 are Census Bureau estimates and we have found some significant errors in the number of units and the housing value trends.

Adjacent Area Neighborhood Plans

Attached are aeries of the area around Columbine Valley with a summary of the area characteristics.

Littleton-Goddard Neighborhood

Arapahoe County-rea West of Plate Canyon Road



Goddard Neighborhood Plan

Primary Uses: Single Family Residential with areas of service commercial.
Density: Not stated. Density in developed areas ranges widely with high end, low density (1-2 du per acre) residential to the south and moderate density (4-6 du's per acre) to the north



Arapahoe County Plan

Urban Residential

Primary Uses: Single Family Detached, Single Family Attached (duplexes, triplexes, four-plexes, townhouses, and row houses, each with private entrance) and small Multi-Family units.

Secondary: Support services, such as Neighborhood Commercial centers with locally oriented shops and services, parks and recreation facilities, places of worship and schools.

Density: The average gross density (dwelling units per gross acre) will vary in the UR/SFDA category. For Single Family Detached, density will range from one to six (1-6) units per acre. For Single Family Attached and small Multi-Family, density will range from six to twelve (6-12) units per acre. Small multi-family units may be attached floor to ceiling (stacked units). They must comply with all height restrictions and be similar in scale and character to single-family dwellings in order to be compatible with the neighborhoods in which they are to be located.