



**TOWN OF COLUMBINE VALLEY  
PLANNING & ZONING COMMISSION MEETING**

January 11, 2022  
6:30PM

**A G E N D A**

**VIRTUAL MEETING PARTICIPATION:**

Due to COVID-19 the Town of Columbine Valley is providing alternate means for public participation at meetings of the Planning and Zoning Commission.

To view the meeting click on the “Join P & Z Meeting” link at the top of the Town’s web site [www.ColumbineValley.org](http://www.ColumbineValley.org)

To provide written remarks during the public comment or public hearing, send an email by 4:00 p.m. on the date of the meeting to [jdmccrumb@columbinevalley.org](mailto:jdmccrumb@columbinevalley.org) with your name, address, agenda item and comment. You may also join at the web link above.

1. ROLL CALL 6:30
  
2. PUBLIC COMMENT  
*Each speaker will be limited to three minutes. The Planning and Zoning Commission is not authorized by the Colorado Open Meetings Law to discuss, comment, or act at the meeting on any issue raised by public comment. The Chair may refer the matter to the Town staff for immediate comment or to obtain additional information and report back to the Commission as appropriate.*
  
3. APPROVAL OF MINUTES FROM APRIL 13, 2021, MEETING
  
4. OLD BUSINESS
  - a. There is no old business
  
5. NEW BUSINESS
  - a. Election of Chair and Vice Chair Chairwoman Graham
  - b. Review of 2022 Schedule Mr. Kaslon
  - c. Development Update Mr. Kaslon
  - d. Trail Committee Update Mr. Kaslon
  
6. ADJOURNMENT



**Planning Commission Schedule -2022**

(2<sup>nd</sup> Tuesday of the Month)

**January 11, 2022**

- Officer Elections
- Development Updates
- Trails Committee Update
- 2022 Schedule

**February 8, 2021**

- No Meeting Planned at this time

**March 8, 2022**

- No Meeting Planned at this time

**April 12, 2022**

- No Meeting Planned at this time

**May 10, 2022**

- Development Updates
- Watson Lane Subdivision Hearing

**June 14, 2022**

- No Meeting Planned at this time

**July 12, 2022**

- No Meeting Planned at this time

**August 9, 2022**

- Development Updates
- Study Session

**September 13, 2022**

- No Meeting Planned at this time

**October 11, 2022**

- No Meeting Planned at this time

**November 8, 2022**

- No Meeting Planned at this time

**December 13, 2022**

- No Meeting Planned at this time (Christmas Party)

**Development Update****Town of Columbine Valley:****Wild Plum**

Lennar is continuing to finish the site work for the neighborhood including the trails in the large open space and trying to button up the rest of the site improvements for Town acceptance. Staff has been meeting regularly to understand what is expected from the developer prior to signing off on the improvements. To this date, there has been no time given for when the Town will accept the site work as complete or when the developer will request this review. As of November, Lennar and Epic Homes have been issued 46 building permits out of 84 total lots. The custom home lots (11 lots) have all been sold and all have been issued building permits. In total, 29 homes have been finished and 27 homes are currently occupied.

**Platte Canyon Road Intersections – Littleton/Town of Columbine Valley/Arapahoe County**

The City of Littleton has been working with a consultant team to develop conceptual safety improvements for two intersections along S. Platte Canyon Road: W. Mineral Avenue intersection, and W. Bowles Avenue intersection. The city is currently going through this design process with several partner agencies to ensure all relevant stakeholders have a chance to provide input. The project is at a point where the city would like to collect public feedback on these initial concepts as staff works toward a final concept which will accommodate as many users, and address as many safety issues, as possible. This project is a key focus for our Platte Canyon Road Task Force which Phil spearheaded. Matt Brown our traffic engineer at the Town, Brent Kaslon, and JD McCrumb regularly attend meetings for the task force to ensure the Town of Columbine is represented.

Project Website: <https://www.littletongov.org/Home/Components/News/News/12178/1046>

**Knight Addition – Amendment**

In August, staff was approached by the Wallace Family (12 Erl Mar Lane), so correct a lot line on their property. The proposed lot modifications straightened the lot line the line on north side of the 12 Erl Mar Lane parcel by conveying approximately 600 sf of land to Lot 2 (62 Fairway Lane) and approximately 1,400 sf of land to Lot 3 (60 Fairway Lane) of the Knight Addition. This cleans up a property line irregularity that has caused some confusion in the past for the owners of Lot 2, Lot 3, and 12 Erl Mar Lane. This amendment was processed, and the Board of Trustee approved the minor amendment on August 17<sup>th</sup>. Staff continues to work with the applicant to finalize the plans to be consistent with the standards for Plat Amendments and will be recorded soon.

**Watson Lane Subdivision – 401 South Watson Lane**

Staff was approached by the Carson Family to discuss the subdivision process for 401 South Watson Lane. The parcel is currently 3.93 acres and the Carson Family would like to subdivide to create two lots on the property. This application was received on January 3<sup>rd</sup> and Staff is working on a schedule for the review and public hearings for the subdivision. Due to the extended review time, staff expects this to go before the Planning and Zoning Commission in May 2022 and to the Board of Trustees soon after.

## Development Update

### Upcoming Projects:

#### **Wallace Property – 12 Erl Mar Lane**

Staff was approached by the Wallace Family to discuss the subdivision process for 12 Erl Mar Way. The parcel is currently 2.71 Acres and the Wallace Family would like to subdivide to create two equal sized lots on the property for the Wallace Family to use. The proposal would require a rezoning from Agriculture to PD. With a rezoning, a preliminary and final plat/ plan would need to be completed. Since the project is minimal in nature, staff felt that we could combine the preliminary and final documents to one submittal to save time. The required documentation will still be required. Prior to bringing it before the planning commission for review, staff has extended our review time to allow for a more thorough evaluation of the proposal. Staff expects this proposed subdivision to be submitted at any time.

### Developments outside of Town:

#### **Sante Fe Park/RiverPark North– PD Amendment**

*Located at the Southwest corner of Sante Fe and Mineral Avenue*

Evergreen Devco is trying to Amend the PD standards for the Sante Fe Park North (RiverPark) project. The proposal calls for 270 multifamily residential units, a 170-bed senior housing facility, two restaurants, three “quick service” restaurants, three shops and a gas station on 33 acres. The amendment is trying to change the old zoning that pushed the commercial to the river side and the residential to the roadway side. Evergreen Devco wants to reverse that to push the residential to the river side and the commercial to front Sante Fe Drive. Littleton has pushed to have a tighter parking requirement to prevent a “sea of parking” and proposed a parking garage in-lieu of surface lots. The developer agreed to work out these details but didn’t seem to sway the Council during their meeting to approve the changes. The City Council denied the change on a 5-2 vote at their April 20<sup>th</sup> meeting. On May 31<sup>st</sup>, the developer filed suit with the City of Littleton. At the current moment, the developer and City are working together to resolve the issues and hope to move forward with a solution.

Here is the article about the City Council Denial:

<https://littletonindependent.net/stories/city-council-sends-developer-back-mineral-santa-fe,376564?>

Here is the article about the lawsuit:

<https://coloradocommunitymedia.com/stories/developer-sues-littleton-after-city-council-rejects-proposal,378750>

#### **Sante Fe Park South– Single Family Attached Residential**

*Located just south of the Sante Fe Park project on Sante Fe Drive*

Toll Brothers is currently in the site planning phase of the single family attached and multi-family residential portion of the RiverPark South project. This proposal is working within the already approved PD standards as approved with the original Sante Fe Park PD. The proposal includes 403 townhome and carriage home units and 336 multifamily units over approximately 77 acres. The initial submittal of the project to Littleton was in September 2020 and has been going through staff comments. The applicant has sent the most recent resubmittal of the plans on October 14<sup>th</sup>, 2021 and staff is working on the review at this time.

You can read the project narrative here: <http://data.littletongov.org/PALattachments/MAJ20-0001/Narrative%20-%20Letter%20of%20Intent%20-%202020-09-15.pdf>

## Development Update

### **Reynolds Landing Park – Littleton**

*Located west of the Breckenridge Brewery and east and across the River from hole #13 of the Country Club*

The City of Littleton, Mile High Flood District, South Suburban Parks and Recreation, Arapahoe County Open Spaces, and the Colorado Water Conservation Board are partnering together to re-vision and re-design Reynolds Landing Park and continue the restoration of the South Platte River in the area. They finished their public survey portion of the information gathering and will be working on putting those thoughts on paper. Their project website has more information, project schedule, and also a feedback form if there is feedback you wish to add.

Here is a link to the project website for more information: <https://reynoldslandingvision.com/>

### **Watson Lane Reserve – Littleton**

*Located at the southwest corner of Watson Lane and Bowles Avenue*

5 of the 6 home sites are in the process as building permits were approved with the City of Littleton. Excavation for foundations has started. Vertical construction of the homes should start shortly after the foundations have been completed. Three of the homes will start soon as the lots were purchased by new homeowners, and they are all to be built by one builder. The other two lots are being built as spec homes by Frank Trainer.

### **Aspen Grove Shopping Center – PD Amendment - Littleton**

*Located north of RTD parking area at Mineral Avenue and Sante Fe Drive*

A proposed PD Amendment has been approved by the City of Littleton to change the use at the Aspen Grove Shopping Center to allow for Residential. This would include Multi-Family and Single Family attached units. With the changes in retail moving more towards e-commerce, the Aspen Grove Shopping Center is trying to pivot with the changing market. These changes would allow a live/work option of housing that could be implemented. There are not any current site plans changes planned, they have only approved the zoning/use change at this point. We are not a review agency on this proposal, as we are not directly adjacent to the property, but staff will continue to monitor.

For more information: <https://data.littletongov.org/pal.php?project=APD21-0002>

### **Multifamily Development - Littleton**

*6063 S. Vinewood Street*

A pre-application meeting was completed for a multifamily project across the River from the Littleton Golf Course north of Hudson Gardens. The initial meeting was to discuss the process of adding 445 units on 5.88 acres. The development calls for multifamily and retail/commercial. Staff will continue to monitor for development activity, but since this was just a pre-application, it could be a while before plans are created and submitted.

For more information: <https://data.littletongov.org/pal.php?project=PREAPP21-0055>

### **Millstone At Columbine Valley – Arapahoe County**

*Located at Bowles Avenue and Platte Canyon Road*

This project is its final stages of approval. The zoning change was approved in January 2021. The current stage of the project is the administrative approvals of the site plan and final plat. The project is still 22 patio style homes on 50' x 105' lots and the prices are expected to be in the \$900,000 range. The developer was hoping to see movement on the construction to start late last fall with the overlot

**Development Update**

grading and infrastructure improvements, but is still awaiting site plan approval with Arapahoe County.

**Arcadia Estates – Jefferson County**

*Located just west of the Arapahoe County line in Jefferson County on Christensen Lane accessed from Platte Canyon Road from the east and from Leawood Drive from the West.*

The rezoning for Arcadia was approved/recorded in 2020. The applicant is currently working on the preliminary and final plat(subdivision process in JeffCo). Nothing formal at this point has been submitted to date. The planner on the project noted that given the location of this project we will be coordinating heavily with Arapahoe County during any future process. The Platting process generally takes about 6—12 months to get to hearing/final recordation.