



## Village Planning Committee Meeting Summary

### GPA-EST-2-20-7

**Date of VPC Meeting** August 18, 2020  
**Planning Hearing Officer** September 3, 2020  
**Hearing Date**

**Request** To amend the General Plan Land Use Designation on approximately 136.91 acres **from** Residential 1 to 2 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre (density cap of 2.5 dwelling units per acre) **to** Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre (density cap of 2.5 dwelling units per acre) and Commercial (density cap of 2.5 dwelling units per acre) to allow for single-family residential, multifamily residential and commercial uses.

**Location** Generally bounded by 107th Avenue on the west, Jones Avenue (alignment) on the north, 91st Avenue on the east, and Wier Avenue (alignment) on the south.

**VPC Recommendation** Approve as recommended by staff.

**VPC Vote** 8-0

#### **VPC DISCUSSION & RECOMMENDATION:**

*Cases Z-155-C-01-7 and GPA-EST-2-20-7 were heard concurrently.*

**Mr. Bojorquez**, staff, introduced himself and provided a presentation on the proposed general plan amendment case GPA-EST-2-20-7 and staff recommends approval. A presentation on the Major PCD Amendment case, Z-155-C-01-7, was provided and staff recommends approval, subject to the stipulations presented in the staff report.

**Vice Chair Gary Kahland** asked for clarification on the year that the last Planning Hearing Officer case approved an increase in the number of dwelling units.

**Ms. Julie Vermillion**, with Coe and Van Loo Consultants Inc., introduced herself as the applicant and went over a presentation on the proposed General Plan and Major PCD

Amendment case. She went over an aerial map and discussed the boundaries of the proposal. She discussed the SR-30 Freeway alignment that crosses a small portion of Development Unit 17 along the south. She went over the existing and proposed General Plan Land Use Map, including existing higher density land use designations in the surrounding area. An overview on the existing and proposed zoning districts was provided, describing each individual Development Unit. She discussed the existing trail network in the area and the proposed trail plan, in addition to going over the Master Development Plan. She concluded the presentation by providing an overview of the project.

**Mr. Richard Jellies**, with City to City Commercial Real Estate, introduced himself as a representative of the property owner and discussed the history of the property. He then went over the current proposal and stated that in the past PCD's did not require a general plan amendment case. He stated that a grocery store is proposed in the amendment area, adding that currently there are no commercial services in this part of the city. He went over the proposed multifamily use proposed in Unit 20.B and the commercial development planned in Unit 20.A, adding that if the commercial uses do not develop there, that the property could develop as multifamily. An overview of Units 1, 2, 3 and 16 was provided, adding that the commercial uses in Unit 16 would likely be neighborhood commercial types. He discussed infrastructure improvements planned adjacent to each Development Unit.

**Chairwoman Perez** opened the discussion portion of the meeting.

**Ms. Beth Cartwright** stated that she supports the addition of commercial services in the area as these are needed. She asked if the city was responsible for the widening of roadways.

**Mr. Jellies** responded that the developer is typically responsible for constructing adjacent street improvements, providing some examples of other projects in the area. He added that in some instances the city will get involved in making street improvements if these are warranted as determined by the city.

**Vice Chair Kahland** asked for clarification on the proposed roadway improvements along Broadway Road.

**Mr. Jellies** discussed the half-street improvements proposed with each adjacent Development Unit, including Parcels 17 and 18 next to Broadway Road. He added that Development Units 20.A and 20.B would improve adjacent portions of 107<sup>th</sup> Avenue and Broadway Road.

**Vice Chair Kahland** asked if the developer would be working with the Littleton School District to address student capacity issues. He added that the committee would encourage reaching an agreement with the school district.

**Mr. Jellies** responded that he had recently reached out to the Littleton School District and provided further details on the type of home product proposed for the portion of the project within the boundaries of the school district. He added that they hope to receive a response from the school district before the Planning Commission hearing date.

**Vice Chair Kahland** asked if the Union School District was notified and if any concerns had been addressed.

**Mr. Jellies** responded that no concerns arose from the school district and that staff had received a copy of the school notification responses.

**Mr. Kevin Danzeisen** asked if street improvements are proposed on the southern portion of Broadway Road adjacent to Unit 18.

**Mr. Jellies** responded that they would be making those improvements adjacent to Unit 18.

**Chairwoman Perez** opened the public comment portion of this agenda item, but no requests to comment from the public were submitted.

### **MOTION**

**Vice Chair Kahland** made a motion to approve case GPA-EST-2-20-7 per the staff recommendation. **Mr. Kevin Danzeisen** seconded the motion.

### **VOTE:**

**8-0** Motion passed; none in dissent.

### **STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

The Estrella Village Planning committee encouraged the applicant to work with the Littleton School District to resolve student capacity issues raised by the School District pertaining to this development. No stipulations were recommended by staff or added by the Estrella Village Planning Committee on this case pertaining to the concerns raised by the Littleton School District.