



Kathryn Latsis, Chair Pro-Tem
Randall Miller
Dave Mohrhaus, Chair
Richard Sall
Lynn Sauve
Brooke Howe
Vacant

Arapahoe County

Planning Commission

Agenda

Tuesday, December 2, 2025

6:30 PM

Lima Plaza Campus

Arapahoe Room

6954 South Lima Street, Centennial, CO 80112

The public is welcome to attend the Planning Commission meeting in the Arapahoe Room, located at 6954 S Lima St, Centennial CO 80112. The Planning Commission agenda, agenda packet, and live streaming can be viewed online at <https://arapahoe.legistar.com/Calendar>. You may also listen to, or speak at, the meeting by calling 1-855-436-3656. To join the speaking queue, press *3 on the telephone keypad.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

APPROVAL OF THE MINUTES FROM NOVEMBER 18, 2025

Attachments: [Planning Commission Minutes 11-18-2025.pdf](#)

3. GENERAL BUSINESS ITEMS

APPROVAL OF THE 2026 MEETING CALENDAR & AGENDA POSTING LOCATIONS

Attachments: [2026 PC Meeting Calendar.pdf](#)
[2026 PC Agenda Posting Locations](#)

4. NEW BUSINESS ITEMS

CONTINUATION FROM 11-18-2025 - CASE NO. UASI25-002, DENVER PIPELINE EXPANSION / USE BY SPECIAL REVIEW (USR) – ERNIE ROSE, SENIOR PLANNER; EMILY GONZALEZ, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)

Attachments: [1-PC Staff Report Continuance and 11-18-2025 AMENDED Conditions of](#)

[Approval .pdf](#)

[2-UASI25-002-Application.pdf](#)

[3-UASI25-002-Letter of Intent.pdf](#)

[4-UASI25-002-ESD Staff Report.pdf](#)

[5-UASI25-002-Referral Agencies.pdf](#)

[6-UASI25-002-Approval Criteria.pdf](#)

[7-UASI25-002-Staff PowerPoint Presentationt.pdf](#)

[8-UASI25-002-Plan Set.pdf](#)

[Appendix A Plan Set Groundwater 03.28.25.pdf](#)

[Appendix A Plan Set CPW HPH 03.28.25.pdf](#)

[Appendix A Plan Set Geologic Formations 03.28.25.pdf](#)

[Appendix A Plan Set Soils 03.28.25.pdf](#)

[Appendix A Topographic 03.28.25.pdf](#)

[Appendix B Zoning Procedures Approval Criteria.pdf](#)

[Appendix C GESC Report.pdf](#)

[Appendix D GESC Plan.pdf](#)

[Appendix E Cultural Resource Summary of Finding Report.pdf](#)

[Appendix F Spill Prevention, Containment, And Contermeasure.pdf](#)

[Appendix G Agency Correspondence.pdf](#)

[Appendix H Alternatives Map.pdf](#)

[Appendix I Detailed Construction Emissions Calculations Appx I.pdf](#)

[Appendix J Floodplain Delineation Study Appx J.pdf](#)

[Appendix K Certification of No Impact.pdf](#)

[Appendix L Emergency Response Plan.pdf](#)

[Appendix M Ownership Information.Adjacent Property Owners.pdf](#)

[Appendix N Weed Management Plan.pdf](#)

[Appendix O Easement Configuration Typical Appx.pdf](#)

[Appendix P Federal, State, and Local Permits and Approvals Appx.pdf](#)

[Appendix Q Phase III Drainage Study - REDLINES.pdf](#)

[Appendix R Neighborhood Meeting Materials.pdf](#)

CASE NO. CZ25-001, DAYTON STATION TRANSIT ORIENTED DEVELOPMENT / CONVENTIONAL REZONE (CZ) – KAT HAMMER, SENIOR PLANNER; SUE LIU, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)

Attachments: [1. CZ25-001 Staff Report and Attachments.pdf](#)
[2. CZ25-001 Application - LOI - Narrative.pdf](#)
[3. CZ25-001 Will Serve Aurora Water.pdf](#)
[4. CZ25-001 Sanitation Conformance Letter.pdf](#)
[5. CZ25-001 Applicant's Presentation.pdf](#)
[6. CZ25-001 Rezoning Site Plan.pdf](#)

5. STUDY SESSION ITEMS

DISCUSSION CONCERNING THE PROPOSED STRASBURG SUBAREA PLAN - LORETTA DANIEL, LONG RANGE PLANNING PROGRAM MANAGER / GRETCHEN RICEHILL, PLANNER/PROJECT SPECIALIST - PUBLIC WORKS AND DEVELOPMENT (PWD)

Attachments: [Strasburg Subarea Plan Staff Report & Materials.pdf](#)

DISCUSSION CONCERNING STRATEGIC GROWTH AND TRANSIT - ORIENTED COMMUNITIES SCHEDULE (SB24-174 AND HB24-1313)

Attachments: [Staff Report & Materials.pdf](#)

6. ANNOUNCEMENTS

7. ADJOURN