MINUTES OF THE SPECIAL MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION TUESDAY, OCTOBER 28, 2025

ATTENDANCE	A special meeting of the Arapahoe County Planning Commission (PC) was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance: Kathryn Latis, Chair Pro Tem; Randall Miller; Dave Mohrhaus, Chair; Brooke Moore; Richard Sall and Lynn Sauve. Also present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Ceila Rethamel, Engineering Services Division Manager; Molly Orkild-Larson, Principal Planner; Kat Hammer, Senior Planner; Emily Gonzales, Engineer and Kim Lynch, Planning Technician.
CALL TO ORDER	Mr. Mohrhaus called the meeting to order at 6:30 p.m., and the roll was called. The meeting was held in person and through the Granicus Live Manager platform with telephone call-in for staff members and the public.
PUBLIC HEARING ITEMS:	
ITEM 1	**CASE NO. LE25-001, HOLLY HILLS ELEMENTARY REPLACEMENT BUILDING / LOCATION AND EXTENT (LE) – KAT HAMMER, SENIOR PLANNER; EMILY GONZALEZ, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD))** Mr. Hader cited the Land Development Code (LDC) Chapter 5 - Section 2 requirements and stated they had been met; therefore, the PC had jurisdiction to proceed. Ms. Hammer stated that Cherry Creek School District (CCSD) was seeking approval of an LE application to replace the existing Holly Hills Elementary School located at 6161 E. Cornell Ave. on 10.689-acre site located west of the intersection of E. Cornell Ave. and S. Monaco St. Pkwy that was currently zoned R-3. She explained that the existing elementary school was built in 1958 and served third, fourth and fifth grade while the nearby Holly Ridge school (built in 1962) served kindergarten through second grade. She reported the new facility would combine the two schools to serve as a single consolidated K-5 campus for the 633 students currently. She described the development that included a new two-story elementary school built to the north of the existing building, two parking lots, access drives, playfields, playgrounds, off-street student drop-off and stormwater infrastructure. She added the existing Lutz Baseball Field was proposed to be improved and remain a neighborhood amenity. She reported this application requesting a parking reduction from 220 per LDC requirement to 131 parking spaces and that staff were in support of this based on the justification submitted by the applicant that referred to parking requirements at similar schools in the district

	and cited in the Parking Generation Manual calculations. She added, due to significant site constraints, 14 engineering variances, with 11 variances approved by the Technical Review Committee, were part of this conditional approval. She concluded that staff had visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application and based on the review of applicable policies and goals, as set forth in the Comp Plan, and analysis of referral comments, Staff were recommending approval of this application. CCSD Deputy Director, David Henderson, spoke of the aging out of the current facility, cost of current plumbing and building repairs and educational program changes needed. Ms. Molly Dryenkar, Principal of the two Holly Hill campuses, discussed the difficulties of maintaining daily operations on split campuses with impacts to teachers, staff and students. She reiterated how state of the art spaces, safety and academic enhancements would provide the high quality schools required to protect taxpayer investments. Mr. Ken Gregg, of RTA Architects, explained circulation parking, proposed building and play structures, the south facing entrance access to parking, separate bus and parent drop off areas, the Lutz Field community amenity improvements, stormwater management ponds as open space use when not flooded. He demonstrated zones for safety and security, the main level administration buffer to classrooms and how 75 % of perimeter lighting had 0 candle foot lighting to limit light pollution for neighboring homes. Mr. Chris McGranahan of LSC Traffic Consultants spoke about the Locust-Yale stop sign intersection construction that held up completion of the Traffic Impact Study and the left turn lane on Holly that was needed, and intersection impacts to morning and afternoon drop off rush hour. He affirmed the study would be updated at such time as reasonably normal data (without construction) could be collected. Ms. Sharon Procopio of JVA Civil Engineers discussed the drainage study and how the stormwater detention and bio-retention basin and facility would function to mitigate periodic flooding and improve drainage on and to the west of the property. She affirmed the process would address and resolve the existing easement within neighboring properties. Mr. Mohrhaus opened the hearing for public comments. There were 25 members of the public present, 20 of whom spoke, and there were 3 callers who wished to speak. The seventeen speakers who were opposed raised concerns about buffering and maintenance of the perimeters, light pollution, traffic problems at the Yale/Locust, Cornell/Monaco and Cornell/Kearney intersections, stormwater drainage, proximity of new building to the condos east of the property and lack of outreach. The six who spoke in favor expressed gratitude to CCSD for great communication, thoughtful school design and considering the community need for this school. Ms. Latsis asked the CCSD team to address landscape buffering, west window locations, drainage problems, easement, traffic, outreach methodology, and construction parking questions raised in the public testimony. The team replied that existing perimeter landscaping and fence improvements would be a part of the redevelopment, and the elevations of the detention ponds would be sufficient in the event of a 100 year flood event. They affirmed there would be no standing water in the detention ponds that were designed by regulation to drain within 40-72 hours. The team stated all classroom windows would be frosted up to a certain height to ensure no direct sight lines from school classrooms into any adjacent homes. The engineer stated there would be piping allowed and the existing pipes would be redesigned and improved to be aligned correctly in the necessary existing easement. He said traffic was projected to never allow a left-

	turn lane and it was clarified that the issue with the closest intersections was that they were not under the jurisdiction of Arapahoe County therefore the County could not compel improvements. Regarding public outreach for the project, it was stated that notification within 500 ft radius was made based on the information provided from Arapahoe and Denver Counties. It was noted that construction parking in the existing lot at the ballpark would not have access to the school building so it would not make a good alternative for parents to circumvent the existing drop off for students. Ms. Howe stated she would vote no due to the incomplete traffic study. Ms. Sauve said she would vote yes with reservations. Ms. Latsis said she would vote yes because this project was a positive and thoughtful investment in the community. Mr. Mohrhaus reminded all conditional approval stated that the project must answer PWD comments and concerns including those related to the traffic study and drainage requirements. **The motion was made by Ms. Latsis and duly seconded by Mr. Sall, In the case LE25-001, Holly Hills Replacement Elementary - Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:** **1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.** **The vote was:** **Ms. Howe, No; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes.**
ANNOUNCEMENTS	Ms. Orkild-Larson reported there would be three hearing items at the Nov. 18th meeting including the Byers Sub-Area Plan, May Farms GDP and the Magellan Pipeline project. She said also at the Dec.2nd meeting there would be the Strasbourg Sub-Area Plan study session and the approval of the 2026 Meeting Schedule and Agenda Posting Location.
ADJOURNMENT	The meeting was adjourned.