

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, FEBRUARY 7, 2023**

<b>ATTENDANCE</b>	<p>A regular 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.</p> <p>The following Planning Commission members were in attendance: Rodney Brockelman; Kathryn Latsis; Dave Mohrhaus; Richard Sall; Lynn Sauve; and Jamie Wollman.</p> <p>Also present were Robert Hill, Senior Assistant County Attorney; Ava Pecherzewski, Development Review Planning Manager (moderator); Molly Orkild-Larson, Principal Planner; Bill Skinner, Senior Planner; Sarah White, Engineer and Kim Lynch, Planning Technician.</p>
<b>CALL TO ORDER</b>	<p>Ms. Wollman called the meeting to order at 6:30 p.m. and roll was called. The meeting was held in person and through the Granicus Live Manager platform with telephone call-in for staff members and public.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Mr. Brockelman and duly seconded by Ms. Sauve to accept the minutes from the January 24, 2023 Planning Commission meeting, as submitted.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Brockelman, Yes; Ms. Latsis, Yes; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Ms. Sauve, Yes; Mr. Sall, Yes; Ms. Wollman, Yes.</b></p>
<b>PUBLIC HEARING ITEMS:</b>	
<b>ITEM 1</b>	<p><b>CASE NO SDPZ22-001, WATERWORKS SUB / P30&amp;31 / MASON'S GARDEN ADDITION / ALAMIA OUTDOOR POWER EQUIPMENT /SPECIFIC DEVELOPMENT PLAN WITH ZONING (SDPZ) – BILL SKINNER, SENIOR PLANNER; SARAH L WHITE, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD)</b></p> <p>Mr. Skinner stated the case had been properly noticed and that the PC had jurisdiction to proceed. He introduced/presented PowerPoint slides for Dennis Finn, on behalf of property owner Saad Bulifa. He said the owner proposed rezoning the property at 2228 S. Wabash Street, from Mixed Used (MU) to Planned Unit Development (PUD) zoning. He explained zoning</p>

controls for the subject property were currently provided by the Cherry Creek Market Preliminary Development Plan (PDP) which limited development of the site to mostly access drive for adjacent parcels and open space. He added this made it unlikely the parcel would be developed under the current PDP. He concluded this project proposed a new Specific Development Plan (SDPZ) with rezoning to develop the property with a 6,141 square foot office/warehouse for the sale of landscaping equipment. He noted that the proposed PUD plan proposes 5-foot side setbacks and explained this SDPZ/PUD process allowed exceptions like this when appropriate. He reported staff had asked the applicants to justify this request and they demonstrated multiple examples of narrower setbacks on light industrial properties in this largely light industrial neighborhood. He said the applicant told staff they had discussed the setback with the adjacent property owner to the south, which is occupied by a residential home. He stated that to date, staff had not received any comments from the adjacent property owner to the south. He concluded based on the Land Development Code (LDC) criteria referenced in the staff report, staff recommended approval of this application.

There was discussion regarding the following questions:

- What specific uses of this property were allowed and planned?
- Since 5 foot setbacks were proposed, would this impact the adjacent residential property with respect to noise?
- Was the residential property in question occupied?
- Did the Four Square Mile HOA group comment on this when asked at referral?

Mr. Skinner reported that the allowed uses in the proposed zoning would allow office, warehouse, residential, commercial and retail. He noted that the residential property in question did appear to be occupied. He confirmed the Four Square Mile HOA group did not comment on this project at referral.

Mr. Dennis Finn, of Metro Design Group, added the planned warehouse use would provide storage for the owner's outdoor equipment business located on the property to the north of this site. He added that the owner's employee had spoken with owner of the residence in question. He confirmed she was in residence, was thought to be operating a business there and that she had indicated there would be no impact with the proposed plan.

Ms. Wollman opened the hearing for public comments. There was one member of the public present, in favor of the project, who did not speak. There were no callers who spoke. The public hearing was closed.

**The motion was made by Ms. Sauve and duly seconded by Ms. Latsis, in the case of SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning, I have reviewed the staff report, including all exhibits and attachments, and have listened to the**

	<p><b>applicant’s presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:</b></p> <p><b>1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Brockelman, Yes; Ms. Latsis, Yes; Mr. Miller, Absent; Mr. Mohrhaus, Yes; Mr. Sall, Yes; Ms. Sauve, Yes; Ms. Wollman, Yes.</b></p>
<b>ANNOUNCEMENTS</b>	<p>Ms. Orkild-Larson stated there would be a Planning Commission meeting on February 21, 2023 to discuss updates on the Four Square Mile and Byers Sub Area plans and proposed changes to the LDC.</p>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>