



**CHERRY HILLS VILLAGE**  
COLORADO

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**Planning and Zoning Commission**  
Study Session Agenda  
Tuesday, June 14, 2022

Following the conclusion of the June 14<sup>th</sup>, 2022, Regular Meeting

**This meeting will be held in person at City Hall with no virtual participation.**

Meeting Information

The Planning and Zoning Commission will hold a study session on Tuesday, June 14, 2022, to discuss the Master Plan Update process.

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Agenda

1. Call to Order
2. Discussion
  - a. Master Plan Discussion Related to Draft Chapter Format and Language
3. Adjournment

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**MEMORANDUM**

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**TO:** CHAIR LUCAS AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

**FROM:** PAUL WORKMAN, PLANNING MANAGER

**SUBJECT:** STUDY SESSION – MASTER PLAN

**DATE:** JUNE 14, 2022

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**I. ISSUE:**

Master Plan study session.

**II. BACKGROUND:**

The Planning and Zoning Commission (Commission) last discussed the Master Plan update at the April 12, 2022, meeting. At that meeting the Commission discussed the feedback from the open house and CAT meetings that were held in March. The Commission also approved the general hierarchy of the document and general table of contents.

**III. DISCUSSION:**

During the study session the Commission can expect to discuss the initial draft guiding principles, draft goals, and draft action language for all of the chapters. **NOTE:** this language is still in rough draft form. There will be opportunities for wordsmithing and specific phrasing later. At this time, the project team is looking for feedback on things like:

- The topics that have general support based on public outreach are addressed in the language.
- The topics that did not have general support based on public outreach are not in the language.
- There are glaring omissions from the language.
- Certain actions should be goals.

**IV. PUBLIC NOTICE AND COMMENT:**

Not Applicable

**V. RECOMMENDED MOTION:**

Not applicable

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**VI. EXHIBIT(S):**

Exhibit A – Draft Guiding Principles, Draft Goals, and Draft Actions for each Chapter.

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### Definitions of Terms

## Hierarchy

- **Vision**
  - **Guiding Principles**
    - **Goals**
      - **Actions**

### Guiding Principles

A guiding principle reflects the community’s overarching vision or future status for each chapter of the Master Plan, and typically includes the word “should”. Guiding principles are the broadest statements and generally not specific. An example of a guiding principle for the Community Character chapter is the following:

“The enhancement and improvement of public and private areas of the Village, including streets, streetscapes, trails and open spaces, should emphasize a pastoral, safe, serene, and open character.”

### Goals

A goal is a qualitative statement of desired direction or future condition(s). Goals read like directives to the community at-large and typically start with the word “To”. Goals should be carefully crafted to ensure that they are achievable. Goals are the first layer below a guiding principle. An example of a goal for the Parks, Trails, and Open Space chapter may be “To maintain interconnected systems of trails, open lands, and natural areas using a variety of conservation methods.”

### Actions

Actions summarize recommended initiatives that the City should pursue to achieve the goals identified in each chapter of the Master Plan. Some goals may have many actions and some goals may have only a few actions. An example of an action for the Sustainability chapter may be “Create additional incentives to encourage residents to install composting facilities on their properties.”

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

Actions can be assigned to general categories, such as:

- Regulations (e.g., code changes)
- Plan development / revisions
- Public / capital improvements
- Policy changes / updates
- Programs
- Coordination and Partnerships
- Financial mechanisms

### NOTE:

At this stage of the process, the draft Goals and Actions are inevitably in various states of "draft". There will be many changes from the language below in order to arrive at the final language that goes into the Master Plan. These changes will include the removal of some of the language in this draft and the addition of language that is not included in this draft. That is to be expected.

First Draft

Final Draft



Some Goals/Actions Are Here

Others are Here

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### 1) Community Character

#### Draft Guiding Principles:

- i. The preservation, enhancement, and improvement of public and private areas of the Village, including streets, streetscapes, trails and open spaces, should emphasize a pastoral, safe, serene, and open character.
- ii. The Village's development code and associated regulations should balance private property rights with efforts to preserve and enhance the desired character of the community.

#### Draft Goal:

1. Preserve the pastoral, safe, serene, and open character of the Village through regulations on private property.

#### Draft Actions:

1. Discuss with City Council a more restrictive tree preservation ordinance for private properties.
2. Review City standards related to streetlights and/or other outdoor lighting on private property that preserves dark skies while increasing safety.
3. Re-evaluate existing regulations that limit the size of new homes in the Village relative to the size of the lot (FAR requirements).
4. Review zoning and building codes and periodically update as necessary to ensure that these documents help to preserve the pastoral, safe, serene, and open character of the Village while balancing private property rights.

#### Draft Goal:

2. Preserve the pastoral, safe, serene, and open character of the Village through the design and maintenance of streetscapes, public lands and public facilities.

#### Draft Actions:

1. Designate key view corridors in the Village as the basis for streetscape, park, and trail design and enhancements.
2. Adopt streetscape, park, and trail designs that preserve key views of the mountains from local streets, parks, and trails in the Village.
3. Implement streetscape designs that incorporate natural landscapes to separate equestrian, pedestrian, and bicycle facilities from travel lanes.

#### Draft Goal:

3. Preserve key wildlife corridors in the Village and design trails and plantings to promote the viability of these corridors.

#### Draft Actions:

1. Designate key wildlife corridors in the Village.
2. Adopt policies and/or regulations to facilitate the continuation of key wildlife corridors.

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### 2) Land Use

#### Draft Guiding Principle:

- i. The predominant land use in the Village will remain low density, single-family residential.

#### Draft Goal:

- 1. Maintain the existing land use and development pattern in the Village as primarily single-family detached residential.

#### Draft Actions

- 1. Enforce the Municipal Code and the existing zoning of properties in the Village.
- 2. Maintain the existing land uses on properties owned by private clubs, public and private schools, and institutions within the Village.

#### Draft Goal:

- 2. Protect floodplain areas within the Village.

#### Draft Actions

- 1. Adopt requirement(s) that the subdivision of land that contains areas encumbered by floodplain will result in new parcels that do not require floodplain variances for compliance with site design requirements for construction.
- 2. Periodically review and amend floodplain regulations for consistency with state and federal requirements.
- 3. Enforce floodplain regulations.

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### 3) Parks, Trails, and Open Space

#### Draft Guiding Principles:

- i. The Village will preserve, enhance and expand trails and open space areas.
- ii. The design and preservation of parks, trails, and open spaces will focus on enhancing natural features and the character of the Village.
- iii. The preservation of open space, trails, and scenic views of public and private lands is important to the residents of the Village.

#### Draft Goal:

1. Maintain and improve the current system of Village-owned parks, trails, and open space.

#### Draft Actions

1. Identify and work to preserve natural areas that are important to Village residents.
2. Increase open space preservation that may be initiated by private landowners.
3. Continue to identify and obtain new funding sources for parks, trails, and open space in the Village including public and private grant funds.
4. Install additional amenities (shelters, drinking fountains, benches, playgrounds, etc.) in existing parks, based upon the interest of residents.
5. Continue to work with the Parks, Trails, and Recreation Commission (PTRC) to hold special events and activities in Village parks and open space.
6. Identify locations for and complete improvements for new parks and open spaces, given existing topography, view corridors, and access to nearby streets, school facilities, and other Village amenities.
7. When possible, coordinate the use of open space with neighborhood drainage needs.

#### Draft Goal:

2. Preserve and enhance the system of trails and sidewalks when feasible.

#### Draft Actions

1. Identify a list of gaps in the trail system and secure funding to acquire land or provide for easements to complete these linkages in the trail system.
2. Install additional trail markers, wayfinding, and signage as needed to provide sufficient awareness of the trail system in the Village.
3. Work with CDOT and adjacent jurisdictions to improve pedestrian and bike path amenities and crossings along state-controlled roadways.
4. Preserve and enhance funding sources for trails owned by the Village.
5. Integrate ongoing planning and design for the High Line Canal into the Village's plans and operations for trails.



## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### Draft Goal:

3. Preserve Quincy Farm for the current and future enjoyment and education of residents.

### Draft Actions

1. Continue to coordinate with the Cherry Hills Land Preserve to activate Quincy Farm.
2. Integrate ongoing planning and design for Quincy Farm into the Village's plans and operations for parks and open space.
3. Preserve and enhance funding sources for Quincy Farm.

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## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### 4) Transportation

#### Draft Guiding Principles:

- i. Minimize cut through traffic on Village streets and improve resident access to arterial routes.
- ii. Improve safety and reduce the speed of vehicular and bicycle travel on streets and trails through the Village.
- iii. Reduce conflicts between various modes of travel (vehicular, bicycle, pedestrian, and equestrian).

#### Draft Goal:

1. Promote strategic improvements that provide for safe and efficient movement for Village residents, with minimal impact on cut through traffic.

#### Draft Actions

1. Coordinate with CDOT and neighboring jurisdictions to optimize improvements for traffic along state routes within or adjacent to the Village.
2. Coordinate with CDOT and neighboring jurisdictions to enhance, improve, and create non-vehicular improvements and connections along state routes within or adjacent to the Village.

#### Draft Goal:

2. Pursue opportunities to improve safety and the experience of multimodal transportation in the Village.

#### Draft Actions

1. Complete street designs for Quincy, Dahlia, Holly, and Clarkson that incorporate the natural separation of biking and walking paths from vehicular travel lanes.
2. Complete a road diet analysis for E. Mansfield Avenue.
3. Install signs and enhanced crosswalk markings (signals, paving, painting, etc.), at locations where trails cross streets.
4. Work with CDOT to install improvements to increase safety for people biking and walking along and across state-managed routes in Cherry Hills Village.
5. Implement signage and pavement markings, as needed, to better separate bicycle and pedestrian traffic on trails in the Village.

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### 5) Infrastructure/Facilities

#### Draft Guiding Principles:

- i. The Village will provide guidance to water/sewer districts seeking to consolidate in order to improve services for residents.
- ii. The Village will consider feasible strategies to improve telecommunications services around the Village.
- iii. The Village will work with other regional partners and guide private property owners to resolve drainage issues.
- iv. The Village will consider feasible strategies to underground utilities.
- v. The Village will enforce floodplain regulations.

#### Draft Goal:

1. Work with the private sector to improve telecommunications within the Village.

#### Draft Action

1. Coordinate with technology providers to install high speed fiber around the Village.

#### Draft Goal:

2. Collaborate with regional partners and private property owners to improve drainage and flooding issues in the Village.

#### Draft Actions

1. Educate private property owners regarding floodplain regulations and enforce them as part of the code administration and site development review process.
2. Continue to educate residents regarding stormwater infrastructure issues and options.
3. Actively seek opportunities to solve stormwater issues for multiple properties with a single pond or series of connected ponds that reduces the size of ponds on individual residential lots.
4. Continue to work with Denver Water and the High Line Canal Conservancy regarding issues related to the Canal.

#### Draft Goal:

3. Leverage existing funding streams to underground utilities in phases and in targeted locations around the Village.

#### Draft Actions

1. Develop a prioritized list for the undergrounding of utilities and a schedule for the completion of undergrounding utilities for these street segments, using the 1 percent of funds already collected by Xcel Energy for undergrounding.
2. Develop and distribute a packet of educational materials for property owners regarding undergrounding and the formation of General Improvement Districts (GIDs).

## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

### 6) Sustainability and Resiliency

#### Draft Guiding Principles:

- i. The Village will pursue strategies to enhance resiliency, through education with residents and coordination with regional partners.
- ii. The City will continue to explore ways to reduce the environmental impact of its operations and services, including the use of renewable energy sources.
- iii. The Village should pursue incentives and other programs to increase resident participation in environmentally friendly or sustainable practices such as green building and recycling.

#### Draft Goal:

1. Reduce the environmental footprint of the City's operations and services.

#### Draft Action

1. Create an action plan to reduce the environmental footprint of the City's operations and services, including the City's water usage, and increase the use of renewable energy sources.

#### Draft Goal:

2. Develop a menu of incentives for private property owners to adopt water conservation, green building, and other techniques for environmental sustainability.

#### Draft Actions

1. Develop a set of incentives (such as a lower permit fees or expedited plan review) to encourage private property owners to reduce water usage.
2. Implement a program of incentives (such as lower permit fees or expedited plan review) to encourage the use of green building techniques (i.e. solar, use of energy efficient HVAC systems, etc.)
3. Modify zoning regulations and building standards to incentivize the use of alternative energy devices (for wind, solar, etc.), while ensuring they are designed to minimize the visual impacts on adjacent properties and blend with the prevailing character of the surrounding neighborhoods and the Village.

#### Draft Goal:

3. Develop a set of programs and regulations to reduce wildfire risk in the Village.

#### Draft Actions

1. Coordinate with Arapahoe County as part of the County's Hazard Mitigation Plan, which addresses threats from natural disasters.
2. Coordinate with South Metro Fire and Rescue to promote wildfire prevention and mitigation strategies for private properties.

# Cherry Hills Village

MASTER PLAN UPDATE

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## DRAFT OUTLINE OF CONTENT FOR MASTER PLAN DOCUMENT JUNE 10, 2022

- 7) Implementation and Prioritization
  - Future Discussions

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