

Minutes of the
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado
Held on Tuesday, January 12, 2010 at 6:30 p.m.
At the Village Center

CALL TO ORDER

Chairman Ira Plotkin called the meeting to order at 6:30 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners: Chairman Ira Plotkin; Vice Chairman Laura Christman; Commissioner Ann Kerr; and Commissioner Joe Poche.

Also present at the meeting were the following staff members: Mr. Rob Zuccaro, Planning Manager; Ms. Laurel Landsman, Community Development Clerk; and Deputy City Attorney David Foster, for the City of Cherry Hills Village, Colorado.

Absent were Commissioners Jacque McIntyre, and Jim Rubin.

APPROVAL OF MINUTES

Commissioner Christman made a motion, seconded by Commissioner Kerr, to accept the November 10, 2009 minutes as written/with changes. The motion passed unanimously.

AGENDA ITEMS

Preliminary Application Review – Expanded Use Permit for Kent Denver School Cafeteria Expansion

Mr. Zuccaro began by explaining that the applicant is requesting a preliminary review of the renovation and expansion of the cafeteria at Kent Denver School. This proposal includes an increase in the floor area of the cafeteria from 7,000 to 16,600 sq ft. With this expansion and renovation the cafeteria will accommodate about 500 students, includes assembly space, kitchen facilities and a board room. At project completion, there will be 82 full parking spaces including 2 handicapped accessible spaces. Preliminary site development plan, grading and drainage, landscaping and lighting plans are included with this preliminary submittal.

Mr. Zuccaro explained that the primary purpose of this preliminary review by the Planning and Zoning Commission is to provide initial comments on the proposal prior to submittal of the formal application.

Mr. Zuccaro explained that the applicant was requesting a parking reduction from 94 to 82 spaces. Typically, 94 spaces would be required based on a formula of 1 space for every 100 square feet of assembly space (7,000 square feet of assembly space proposed resulting in 70 spaces required) and 2 spaces per employee (12 employees resulting in 24 spaces required). The applicant proposes to provide one space per employee reducing the total number of spaces required by 12 spaces.

Chairman Plotkin asked if the Commissioners had any questions at this time, there were none.

Assistant Head of School for Finance and Operations for Kent Denver School, Mr. Jerry Walker, began the school's presentation. Mr. Walker said the existing facilities were built in 1964. The school is forced to run their programs and schedules based on the size of the

cafeteria facility. They currently have only one oven and very limited storage facilities. Mr. Walker said the facility is completely dated. None of the additions requested in their proposal require any variances to the City of Cherry Hills Village code with the exception of the parking spaces. He said that the school determined that one space per employee is sufficient for their needs. The parking lot will be vacant for the vast majority of time. When it is used, the one space per employee should be sufficient. Mr. Walker said that the Kent Denver School's neighbors feel there should be less parking not more. During special events the parking lot would be full.

Mr. Walker said that with respect to lighting, the foot candle levels at the property line are zero. They are in compliance with the City of Cherry Hills Village Municipal Code.

Kent Denver School originally looked at placing the parking lot on the north side of the school but decided to move the parking lot to accommodate the request of a neighbor.

Mr. Walker said they would like to begin construction in June and have the new facility ready for use in the fall of 2011. He went on to say that they are committed to sustainability with a goal of achieving a LEED platinum dining facility designation for the new facility.

Mr. Brian Schmidt, with Semple Brown Design, explained that he was the architect for the project. He presented drawings of the proposed renovation and expansion of the building. He said that the plan is to salvage the existing building which provides credits for LEED certification. The parking reduction is also recognized in the LEED program as part of sustainability. The reduction itself is moderate and consistent with what has been done for the remainder of the campus. The walk from other parking lots is an acceptable one. Mr. Schmidt talked about travel paths through the cafeteria and how the flow would work as well as having options to divide the larger areas into smaller areas.

Mr. Schmidt said a new road would be added that would make it easier for the fire department to access the building in an emergency situation providing better life/safety coverage.

With regard to the height of the building, Mr. Schmidt said the highest point of the building is on one corner. The new roof will be about 21' at its highest point.

Mr. Schmidt reiterated that the lighting is well within the code requirements. They are trying to be very sensitive to the proximity of the school's neighbors.

Chairman Plotkin asked how close the lighting would be to their nearest neighbor.

Mr. Schmidt said that they have flat light fixtures with light cones that are directed towards the school. He said that a neighbor across the canal is the closest neighbor.

Commissioner Christman said she wanted to make a disclosure that she has a child at Kent Denver School. She asked about the landscaping changes that were being planned as a result of the new building. She had questions regarding placement of the trees to the west.

Mr. Walker said they would like to plant orchard trees to help screen the building but retain the view corridor for the school and its neighbors. They want to have orchards, composting and a recycling program. These trees would provide some screening as well as provide an opportunity for activities for the students.

Commissioner Christman asked if the school planned to comply with ADA, although as a private school they aren't required to do so.

Mr. Walker said that the building will be ADA compliant.

Chairman Plotkin asked if there were any further questions and there were none. He asked what the application process would be going forward.

Mr. Zuccaro said the Commissioners could give the school their comments at this time to help them in their preparations for submittal of the formal application. Once the formal application has been made it will be brought before the Commission for review and recommendation to the City Council.

Proposed Addition of Satellite Dish Antenna Regulations to the City's Zoning Ordinance

Mr. Zuccaro began by saying that this proposal would add new regulations to the City's Zoning Ordinance for Satellite Dish Antenna. There are currently no restrictions on size or number of satellite dishes allowed. These proposed regulations allow satellite dish antennas that are less than one meter in diameter without restriction (per Federal Communications Commission requirements); up to three antennas between one and four meters in diameter, subject to the location of the satellite dish antennas and design criteria. Any satellite dish antennas which exceed the number or size requirements would only be permitted as a conditional use under the Zoning Ordinance.

Mr. Zuccaro further stated that the proposed regulations contain an amortization period for preexisting antennas that require non-conforming antennas to come into compliance with the adopted regulations within six years of the date the ordinance is adopted.

Chairman Plotkin asked what the standard size is for a satellite dish antenna.

Mr. Zuccaro said that the standard size from a provider such as "Dish Network" is within 1 meter.

The Commissioners discussed satellite dish antenna regulation generally with respect to maintaining the character of the city as well as design criteria. There was discussion about how different sized satellite dishes work.

The Commissioners talked about the look of multiple satellite dishes on a property. It was suggested that the size of a lot should be addressed when considering how many satellite dish antennas might be placed on a property and that they be considered an accessory structure if the satellite dish antenna is larger than the one meter size.

Mr. Zuccaro said that if a person wanted to have additional satellite dish antennas on their property, they would have the opportunity to apply for a conditional use permit which would give neighbors an opportunity to address that use. Each zoning district would have the conditional use of satellite dishes added.

Mr. Zuccaro said that staff could prepare language that differentiated between the zone districts and size of lots with respect to number of satellite dish antennas allowed.

Chairman Plotkin asked if the Commission would like to see language that differentiates between each zoning district – showing the larger lots with more satellite dish antennas and the smaller lots with less. It was agreed that staff would prepare such language for the Commission's review.

Chairman Plotkin asked if there were any other questions at this time. There were no questions.

Chairman Plotkin asked Mr. Zuccaro if there were any reports for the Commission.

REPORTS

Chief Patterson introduced himself as Interim City Manager and said the City is currently beginning to look for a new City Manager.

Stephanie Blucher attended the meeting to let everyone know that she had to resign her position as Commissioner because she had moved out of the City of Cherry Hills Village for the time being. She hopes to return to the City at a later date.

Mr. Zuccaro reported that the City Council adopted the provision for removal of the R3A 50-foot buffer with an amendment that effectively turns the buffer into a 50 foot setback.

The Lighting Code Amendment will go to the City Council on February 2nd, 2010.

On January 19th the final Village Center concept plan was finalized and is now on the City website.

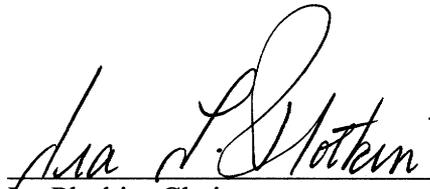
The next regularly scheduled meeting of the Commission is January 24, 2010.

ADJOURNMENT

A motion was made by Commissioner Christman and seconded by Commissioner Kerr to adjourn the meeting at 7:26 p.m.

The motion passed unanimously.

The meeting adjourned at 7:26 p.m.


Ira Plotkin, Chairman


Laurel Landsman, Community Development Clerk