

Minutes of the  
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado  
Held on Tuesday, February 26, 2013 at 6:30 p.m.  
At the Village Center

**CALL TO ORDER**

Vice Chair Savoie called the meeting to order at 6:33 p.m.

**ROLL CALL**

Present at the meeting were the following Planning and Zoning Commissioners: Vice Chair Savoie, Commissioner Al Blum, Commissioner Joe Poche, Commissioner Jim Rubin, Commissioner Steve Szymanski and Commissioner David Wyman.

Present at the meeting were the following staff members: Robert Zuccaro, Community Development Director; Linda Michow, Deputy City Attorney; Troy Carmann, City Engineer; and Emily Kropf, Community Development Clerk.

Absent was Chair Laura Christman.

**APPROVAL OF MINUTES**

Commissioner Szymanski made a motion, which was seconded by Commissioner Blum, to accept the January 8, 2013 minutes as written. The motion passed unanimously.

Commissioner Szymanski made a motion, which was seconded by Commissioner Wyman, to accept the January 22, 2013 minutes as written. The motion passed unanimously.

**AGENDA ITEMS**

***Preliminary Application Review for Major Event Permit – 2014 BMW Golf Championship at Cherry Hills Country Club***

Mr. Zuccaro stated that staff is presenting a preliminary application review for a Major Event Permit for the 2014 BMW Golf Championship at Cherry Hills Country Club by the Western Golf Association. The preliminary review allows the Commission to make recommendations to the applicant prior to submittal of the final application. For the preliminary review, the applicant submitted a letter of intent, identification of support service sites and a preliminary site plan and traffic and parking management plans. The event is scheduled to take place September 1, 2014 through September 7, 2014. Several schools in the area will be in session during that time, including Cherry Hills Village Elementary School, St. Mary's Academy and Kent Denver. The proposed event could impact school traffic.

Mr. Zuccaro continued that the final application will provide additional materials, including a detailed site plan, an amplified sound plan, provisions for sanitation, emergency operations and finalized traffic and parking management plans. Staff will coordinate with the City's Police Department, as well as South Metro Fire Rescue, the Colorado Department of Transportation and other surrounding jurisdictions when the final application is submitted. The Commission will review the final application and then make a recommendation to City Council, which will be followed by a public hearing and a final review by City Council. The final review must take place at least 6 months prior to the event.

Commissioner Wyman asked what the attendance was for the 2012 U.S. Amateur Golf Championship.

Mr. Zuccaro replied that attendance varied from 3,000 to 5,000 individuals throughout the event. He added that the expected attendance for the proposed event is a much higher magnitude.

Mr. Chris Manley, member of the Executive Committee of the 2014 BMW Golf Championship, thanked the Commissioners for their consideration of the application. He continued that 70 of the best golfers in the world will be attending the event, which occurs the week following Labor Day in 2014. The schedule for the event includes practice runs will occur on Tuesday and Wednesday and tournament play will take place from Thursday through Sunday.

Mr. Manley continued that tickets have been limited to 27,000 for spectators, which offers a smaller gallery on Sunday than during the 2005 U.S. Women's Open, which varied from 31,000 to 33,000 spectators. Parking in the City has been limited to Kent Denver and Denver First Church of the Nazarene. Parking for the general public will be primarily located at the Pepsi Center. The television compound is proposed to be located at the Howard Johnson Property at the northwest corner of S. University Boulevard and E. Quincy Avenue.

Mr. Doug Habgood, Championship Manager of the Bruno Event Team, stated that his client is the Western Golf Association. Mr. Habgood continued that all proceeds from the event will go to the Evans Scholars Foundation. The program awards full tuition and housing college scholarships to caddies based on academic excellence, outstanding character, proven leadership and financial need.

Mr. Bob Felsburg, Principal of Felsburg Holt and Ullevig, said that he helped prepare traffic plans for both the 2005 U.S. Women's Open and the 2012 U.S. Amateur Golf Championship. He has provided a preliminary traffic and parking plan for the proposed event. Information about the types of users attending the event and the magnitude of the event was provided by the organizers of the 2012 BMW Golf Championship, which helped to create projections for the event. The projected daily attendance includes patrons, volunteers, staff, vendors, media, officials, players and guests. Attendance is expected to be lower at the beginning of the week and gradually increase through the end of the week.

Mr. Felsburg continued that 1,100 parking spaces at Denver First Church of the Nazarene will be reserved for select and handicapped individuals. 313 parking spaces at Cherry Hills Country Club will be reserved for Professional Golf Association officials, media, Western Golf Association staff, members of the Executive Committee, players, caddies and family members. 1,400 parking spaces at Kent Denver will be reserved for volunteers, Cherry Hills Country Club members and employees and vendors. Parking for the general public will be located at the Pepsi Center.

Mr. Felsburg said that shuttles will pick up individuals from the designated parking areas and drop them off at the event. The shuttles will enter the Country Club and circulate through the lower parking lot. There will be traffic control officers at the main entrance to help direct shuttles and control the traffic signal. There will also be directional signage located throughout the City, as well as neighborhood signage discouraging parking on streets.

Mr. Felsburg added that the applicant is proposing a temporary easement on City property to relocate an existing trail to avoid a pedestrian bottleneck on the golf course near the seventeenth green. The applicant plans to create a temporary pathway on the City's bike trail along E. Quincy Avenue. The path will be relocated using fences, safety barricades

and a temporary concrete barrier. The relocated trail should not impact the width of the roadway.

Commissioner Poche asked why the main entrance is not located at the back of the Country Club.

Mr. Manley responded that Englewood High School is located near the back of the property.

Commissioner Poche said that Cherry Hills Elementary School is located near the front of the property.

Mr. Manley replied that the applicant will look further into an alternative entrance.

Vice Chair Savoie asked how parking will be provided at Kent Denver when school is in session.

Mr. Manley said that parking will be provided on the back field.

Mr. Felsburg added that this same area was used last year during the 2012 U.S. Amateur Golf Championship.

Commissioner Blum asked if Monroe Lane will be used to access the parking area.

Commissioner Wyman stated that Monroe Lane is a private road and separated from Kent Denver by a fence. It is also an unpaved road, which could be messy and may also not meet safety requirements in regards to access.

Vice Chair Savoie suggested that the applicant limit parking during school hours.

Mr. Manley replied that the applicant will try to avoid peak hours.

Commissioner Wyman said that there are not 1,100 parking spaces located at Denver First Church of the Nazarene.

Vice Chair Savoie responded that other churches in the area are providing additional spaces.

Commissioner Wyman asked how individuals will be able to parking at the church during service on Sunday.

Mr. Manley replied that parking will be available at Kent Denver on Sunday.

Commissioner Wyman suggested that the applicant direct individuals using the Light Rail to the Santa Fe station as it is only 2.75 miles from the Country Club.

Mr. Manley stated that he believes that most individuals using the Light Rail will come from the south and use the Belleview station. There will also be some parking provided at the Mountain View Golf Course.

Commissioner Wyman asked what portion of the patrons will go to the Pepsi Center.

Mr. Felsburg responded that a large portion will go to the Pepsi Center.

Vice Chair Savoie asked what facility was used previously.

Mr. Manley said that the University of Denver provided parking for the general public during the previous event, but school will be in session during the proposed event.

Vice Chair Savoie replied that school will not be in session during the weekend.

Commissioner Wyman asked if the applicant has considered the number of shuttles that will be required to transport individuals.

Mr. Felsburg responded yes. He added that he will provide an estimate of the number of shuttles needed.

Commissioner Poche asked if it would be more efficient to have buses enter from only one direction on S. University Boulevard.

Mr. Felsburg said that the suggestion can be considered.

Commissioner Blum asked how shuttles will be directed to the Country Club from the Belleview station.

Mr. Felsburg replied that the shuttles could use E. Hampden Avenue or S. Happy Canyon Drive.

Commissioner Rubin stated that the academic year at the University of Denver does not start until Monday, September 8, 2014.

Mr. Manley said that the Pepsi Center is not the applicant's first choice, and he will look into the possibility of parking at the University of Denver.

Commissioner Szymanski stated that there is considerable traffic on E. Quincy Avenue during the morning as a result of Kent Denver during the morning and Cherry Hills Village Elementary School during the afternoon. He suggested that the applicant plan for traffic control with officers.

Vice Chair Savoie asked if there will be a pro-am event in conjunction with the tournament.

Mr. Manley replied that the pro-am event is scheduled for Wednesday.

Vice Chair Savoie asked that the applicant address noise from the television compound before the final application review. He asked if there will be a secondary access for pedestrians at E. Quincy Avenue and S. University Boulevard.

Mr. Manley said no. He added that parking is not proposed at St. Mary's Academy.

Vice Chair Savoie asked if there will be bike racks.

Mr. Manley replied yes. He added that they are proposed to be located on the tennis courts at the Country Club.

Vice Chair Savoie asked if there should be a crossing on the seventeenth hole rather than relocating the path.

Mr. Manley said that the applicant would like to make the transition as transparent as possible so spectators do not know that they are leaving the property.

Commissioner Poche asked if individuals riding bikes are going to be directed to the roadway.

Mr. Manley said no. He added that there will be a designated area on the path for bikes.

Vice Chair Savoie concluded the preliminary review.

Study Session: Exterior Lighting Code

A study session was held on the City's exterior lighting standards.

**ADJOURNMENT**

The meeting was adjourned at 8:11 p.m.



Laura Christman, Chair



Emily Kropf, Community Development Clerk