

Minutes of the Residential Development Standards Committee
Of the City of Cherry Hills Village, Colorado
February 23, 2009
Held at 4:00pm
At the Village Center

The following Committee members were present: Andrew Nielsen, Steve Szymanski, Linda Behr, and Peter Savoie. The following Committee members were absent: Tracy James

The follow City Council liaisons were present: Klasina VanderWerf.

The following City staff members were present: City Manager Eric Ensey, Planning Manager Rob Zuccaro, and Community Development Clerk Matthew Eckenwiler.

Chairman Nielsen noted that no one was present for the public comment period.

The Committee accepted the minutes for the February 9, 2009 meeting.

The Committee discussed the 2001 Cherry Hills Village Floor Area Ratio Report. It was noted that the report gave a lot of information, but it did not specifically address many of the issues reviewed by the Committee.

Chairman Nielsen gave a presentation using a computer graphic model that demonstrates the different degrees of bulk plane zoning.

Committee member Savoie gave a presentation using site plans of two recently constructed single family homes. On the site plan, Mr. Savoie illustrated a standard floor area ratio and its impact on a larger 1-acre lot versus a narrow 1-acre lot.

The Committee discussed the benefits of using a combination bulk plane and floor area ratio standards and discussed the possibilities of presenting different bulk plane and floor area ratio options at the upcoming public meeting.

Chairman Nielsen assigned the homework for the next meeting and asked City Staff to put together a map of non-conforming lots throughout the City.

The Committee scheduled the next meeting for Monday, March 16, 2009.