

Minutes of the Residential Development Standards Committee
Of the City of Cherry Hills Village, Colorado
Monday, June 1, 2009
Held at 4:00pm
At the Village Center

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

The follow City Council liaisons were present: Klasina VanderWerf

The following City staff members were present: Planning Manager, Rob Zuccaro

The Committee accepted the May 18, 2009 meeting minutes.

The Committee discussed a comment letter dated May 12, 2009 received from Mr. David Merage, owner of several properties in the City. The location of the properties owned by Mr. Merage was clarified and the development potential of the properties was discussed. The Committee asked staff to send a response letter to Mr. Merage.

The Committee reviewed landscape preservation standards from other jurisdictions and discussed the current parking lot standards for churches in the Cherry Hills Village.

The Committee asked staff to review and provide comments to the Committee on the City of Lake Forest, Illinois Tree Preservation and Landscaping standards, including what parts of the ordinance would be appropriate for Cherry Hills Village and how it could be implemented.

Ms. James presented and discussed a summary of landscaping requirements from the City of Greenwood Village, the City and County of Denver, and Colorado State University.

Ms. Behr presented and discussed the Village of Glencoe Residential Design Guidelines. The use of “carrots and sticks” in the Glencoe regulations was discussed.

The Committee reviewed a summary of lots in the R-3 Zone District that have a minimum net lot area less than 1 acre. The use of rights-of-way in the gross lot area calculation and the allowance of lots with 80% of the minimum required lot area to be considered conforming were discussed. The City’s non-conforming lot requirements were reviewed.

Chairman Nielson presented a computer model of a home currently under construction in Old Cherry Hills. Different bulk plane standards were demonstrated, showing that the home could meet a solar bulk plane standard within the existing building envelop.

The Committee discussed using a combination FAR bulk plane regulations and the use of an incentives formula related to these regulations.

The Committee reaffirmed that the focus of the Committee's study should be on FAR, bulk plane, height, setback, and contextual review requirements.

The next meeting was scheduled for Monday, June 15, 2009.