



## Planning and Zoning Commission

**TO:** CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION  
**SUBJECT:** REGULAR MEETING  
**DATE AND TIME:** November 09, 2016, 6:00 PM  
**PLACE:** \*COUNCIL CHAMBERS, 13133 E. ARAPAHOE ROAD\*

### AGENDA

*Meeting Protocols:*

*PLEASE TURN OFF CELL PHONES; BE RESPECTFUL AND TAKE PERSONAL CONVERSATIONS INTO THE LOBBY AREA.*

*The Planning & Zoning Commission Meetings are recorded for the City's website. Please remember to mute the volume on your laptop computers and to turn off all cell phones as they may cause interference with the microphones and audio streaming.*

#### **I. CALL TO ORDER**

#### **II. ROLL CALL**

- a. Alternate Selection for Voting Purposes

#### **III. CONSENT AGENDA**

*The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.*

- a. Consideration of Resolutions
  - i. Resolution No. 2016-PZ-R-27, Jordan Waste Transfer Station Maintenance Shop Site Plan (Case No. LU-16-00108)
- b. Consideration of Other Items
- c. Approval of Minutes
  - i. October 26, 2016, Planning and Zoning Commission Meeting Minutes

#### **IV. LAND USE APPLICATIONS/PUBLIC HEARINGS**

- a. Resolution No. 2016-PZ-R-28, Willow Bend Parking Lot Site Plan Approval (Case No. LU-16-00143)

**V. UPDATES**

**VI. LONG RANGE AGENDA**

- a. November 9, 2016, Planning an Zoning Commission Long Range Agenda

**VII. ADJOURNMENT**

**THE NEXT REGULAR MEETING WILL BE HELD 11/16/2016, 6:00 PM**

*Please call 303-754-3309 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting, or for any additional information.*



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## Staff Report

TO: Planning and Zoning Commission

THROUGH: Derek Holcomb, AICP, Deputy Community Development Director

FROM: Michael Gradis, AICP, Planner II

DATE OF MEETING: November 9, 2016

DATE OF SUBMITTAL: November 2, 2016

SUBJECT: Resolution No. 2016-PZ-R-27: Ratification of Director of Community Development Approval of the Jordan Transfer Station Maintenance Shop Site Plan (Case No. LU-16-00108)

DISTRICT/LOCATION: District 3 – located north of E. Fremont Ave. and east of S. Jordan Rd. (<https://goo.gl/d5Bu0f>)

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### **1. Executive Summary:**

Upon review of the Jordan Transfer Station Maintenance Shop Site Plan, Case No. LU-16-00108 (the “Site Plan”), and finding that the Site Plan met all of the technical requirements and approval standards for a site plan set forth in the Land Development Code (the “LDC”), the Director of Community Development (the “Director”) approved the Site Plan on October 25, 2016. In accordance with Sections 12-14-203 and 12-14-602 of the LDC, the Director’s approval of the Site Plan must be ratified by the Planning and Zoning Commission.

### **2. Discussion:**

Baker Builders LLC and Olsen Performance Team, LLC (collectively known as the “Applicant”) on behalf of Waste Connections of Colorado, Inc. (the “Owner”) propose to construct a 9,600 square foot truck maintenance shop with four service bays on a 6.98 acre site. The existing waste transfer facility will remain on site. The site is located north of E. Fremont Ave. and east of S. Jordan Rd. The site is currently zoned Industrial (I) and is located within the Cherry Creek Business Center. As the truck repair use is not open to the general public and is accessory to the waste transfer use, it is permitted in the I zone district.

This Staff Report provides a summary of the Site Plan, a copy of which is attached. Staff recommends that the Planning and Zoning Commission ratify the Director’s approval of the Site Plan on the November 9, 2016 Consent Agenda, through approval of Resolution No. 2016-PZ-R-27. A copy of the Resolution is attached to this report and is incorporated herein by reference.

### **Site Plan Summary**

Applicant: Baker Builders LLC and Olsen Performance Team, LLC

Project Description: Site plan for a 9,600 square foot truck maintenance shop with four service bays on a 6.98 acre site  
Project Location: Located north of E. Fremont Ave. and east of S. Jordan Rd.  
Project Zoning: Industrial (I)

### **Director of Community Development Decision**

The Director approved the Site Plan on October 25, 2016, finding that the Jordan Transfer Station Maintenance Shop Site Plan met all of the technical requirements and approval standards for a site plan set forth in the LDC Section 12-14-602(D), *Approval Standards*:

- Site plans shall be used to implement physical design objectives of adopted Sub-Area Plans in a manner that is consistent with the standards of this LDC.
- The proposed site plan shall be designed to minimize impacts on the reasonable development expectations or the use and enjoyment of adjacent land or the public interest, consistent with the applicable standards of this LDC.
- The proposed site plan shall not materially and adversely affect the public health or safety through interpretations of the standards of this LDC that do not give full effect to other provisions that would be protective to health and safety if applied.
- The proposed site plan recognizes the limits of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.
- The proposed site plan provides for compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.
- The proposed site plan provides for efficient and adequate provision of public services and solid waste removal.
- The proposed site plan protects public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.
- The proposed site plan provides for accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.
- The proposed site plan minimizes disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.
- If the site plan includes buildings that are more than 30 feet in height and the parcel proposed for development abuts existing residential development with existing views of the mountains, then the site plan shall distribute the mass of the buildings that are taller than 30 feet in a manner that allows for sight lines to the mountains from the residential development.

### **Ratification by Planning and Zoning Commission – Procedure**

Section 12-14-312(D) of the LDC establishes the applicable ratification procedures applicable to the Planning and Zoning Commission's consideration of the Director's approval of the Site Plan:

1. The Planning and Zoning Commission may ratify the Director's approval of the Site Plan upon approval of the consent agenda; or

2. The Planning and Zoning Commission may remove the ratification of the Site Plan from the consent agenda. If the Site Plan is removed from the consent agenda, the Planning and Zoning Commission is required to: (a) ratify the Site Plan by majority vote; or (b) schedule the Site Plan for a public hearing in accordance with Section 12-14-312(D)(3) of the LDC, if a majority of Planning and Zoning Commission members do not vote to ratify the Site Plan.

**3. Recommendations:**

Staff recommends that the Planning and Zoning Commission ratify the Site Plan on the November 9, 2016 Consent Agenda, by and through approval of Resolution No. 2016-PZ-R-27.

**4. Alternatives:**

The Planning and Zoning Commission may remove the ratification of the Site Plan from the consent agenda. If the Site Plan is removed from the consent agenda, the Planning and Zoning Commission is required to: (a) ratify the Site Plan by majority vote; or (b) schedule the Site Plan for a public hearing in accordance with Section 12-14-312(D)(3) of the LDC, if a majority of Planning and Zoning Commission members do not vote to ratify the Site Plan.

**5. Fiscal Impact:**

Ratification of the Jordan Transfer Station Maintenance Shop Site Plan will have no direct fiscal impact on the City.

**6. Next Steps:**

If ratified by the Planning and Zoning Commission, the Applicant is required to submit final mylars of the Site Plan to the Community Development Department for recordation within 60 days of Planning and Zoning Commission ratification.

**7. Previous Actions:**

The Director approved the Site Plan on October 25, 2016.

**8. Suggested Motions:**

Approval of the consent agenda will effect approval of Resolution No. 2016-PZ-R-27 and ratify the Jordan Transfer Station Maintenance Shop Site Plan. If the Site Plan is removed from the consent agenda, the Planning and Zoning Commission may ratify the Site Plan by majority vote with the following motion:

“I MOVE TO APPROVE RESOLUTION NO. 2016-PZ-R-27, A RESOLUTION RATIFYING THE APPROVAL OF THE JORDAN TRANSFER STATION MAINTENANCE SHOP SITE PLAN, CASE NO. LU-16-00108.”

Attachment 1: Jordan Transfer Station Maintenance Shop Site Plan, LU-16-00108  
Attachment 2: Resolution No. 2016-PZ-R-27

# SITE PLAN

## JORDAN TRANSFER STATION SHOP PROJECT

7120 S. JORDAN ROAD, CENTENNIAL  
 LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST  
 QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

**STANDARD NOTES FOR SITE PLANS:**

THE OWNER(S) AND DEVELOPER(S) OF THE SITE PLAN KNOWN AS JORDAN TRANSFER STATION SHOP PROJECT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES.

**EMERGENCY ACCESS**

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS OR OTHER DESIGNATED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

**PUBLIC IMPROVEMENT AGREEMENT**

AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND THE RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

**MAINTENANCE GUARANTEE**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS OF THIS PLAN WARRANT AND GUARANTEE TO THE CITY, FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENT AGREEMENT RECORDED AGAINST THE PROPERTY. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE DEDICATED RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PROVIDER.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDERS SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY STANDARDS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY.

**PRIVATE STREET/DRIVES MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE STREETS AND DRIVES SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH PRIVATE STREET MAINTENANCE, OPERATION AND RECONSTRUCTION.

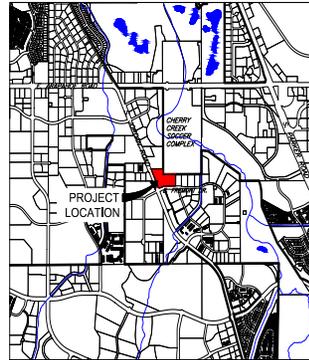
**LANDSCAPE MAINTENANCE**

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPING AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

**AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT AND NOISE DISCLOSURE) (PER 12-3-905(C)(1) OF LDC)**

CENTENNIAL AIRPORT IS LOCATED 1.6-MILES WEST OF THE JORDAN TRANSFER STATION SHOP PROJECT. CENTENNIAL AIRPORT IS A BUSY AIRPORT USED BY PISTON AND JET AIRCRAFT AND BY HELICOPTERS, AND IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. ALL PROPERTY WITHIN JORDAN TRANSFER STATION SHOP PROJECT IS SUBJECT TO THE TERMS OF AN AVIGATION AND HAZARD EASEMENT, RECORDED AT RECEPTION NUMBER 3091595, BOOK 5699, PAGE 422 ON MAY 31, 1989, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE EASEMENT CONSENTS TO OVERFLYING AIRCRAFT, AND PREVENTS PRESENT AND FUTURE OWNERS AND OCCUPANTS OF PROPERTY WITHIN JORDAN TRANSFER STATION SHOP PROJECT FROM OBJECTING TO, OR SEEKING DAMAGES DUE TO, AIRCRAFT OPERATIONS. THE EASEMENT ALSO PREVENTS OWNERS AND OCCUPANTS FROM INSTALLING STRUCTURES, TREES OR OTHER OBJECTS THAT COULD INTERFERE WITH FLIGHT OPERATIONS AT THE AIRPORT.



**VICINITY MAP**

SCALE: 1" = 200'

**PUBLIC USE EASEMENT**

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS SITE PLAN TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND ARE GOVERNED BY ANY AND ALL TERMS AND CONDITIONS OF RECORD.

**SIGHT TRIANGLE MAINTENANCE (PER SECTION 12-11-209)**

IN ACCORDANCE WITH SECTION 12-11-209 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERRECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

**ZONING**

1 - INDUSTRIAL

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1.

**CERTIFICATE OF OWNERSHIP**

I, WILLIAM BESTREICH, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS OR ENTITIES HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS JORDAN TRANSFER STATION SHOP PROJECT SITE PLAN (CITY CASE NO. LU-16-00108).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ )  
 ) S.S.  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_ (NAME) (TITLE)

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE AND ZIP CODE \_\_\_\_\_

**DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL**

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DIRECTOR OR DESIGNEE

**PLANNING AND ZONING COMMISSION RATIFICATION**

RATIFIED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

CHAIRPERSON: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT \_\_\_\_\_ (A.M./P.M.) \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_ IN

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

**AMENDMENT HISTORY (IF APPLICABLE)**

THIS SECOND ADMINISTRATIVE AMENDMENT TO THE FINAL DEVELOPMENT PLAN TO THE SITE PLAN FOR JORDAN TRANSFER STATION SHOP PROJECT SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: CONSTRUCT A 8,933 SQUARE FOOT SHOP BUILDING AND OFFICE SPACE TO BE USED BY CURRENT PERSONNEL.

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE SITE PLAN FOR WASTE DISPOSAL SPECIALISTS ARE AS FOLLOWS: APPROVED JUNE 26, 1989.

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED LU-16-00108
ZONING	1 - INDUSTRIAL	1 - INDUSTRIAL
PARCEL AREA AND LOT WIDTH	6,988 ACRES	6,988 ACRES
PERMITTED USES	OFFICE, VEHICLE SALES, RENTAL AND SERVICE	COMMERCIAL VEHICLE SERVICE AND REPAIR, SPECIFICALLY TRASH TRUCKS OWNED BY THE OWNERS OPERATING COMPANY ONLY.
BUILDING MAX HEIGHT	50 FT	50 FT
MINIMUM BUILDING SETBACKS	FRONT: 25 FT, INTERIOR SIDE: 10 FT, STREET SIDE: 10 FT, REAR: 25FT	FRONT: 25 FT, INTERIOR SIDE: 10 FT, STREET SIDE: 10 FT, REAR: 25FT
MINIMUM PARKING SETBACKS	N/A	N/A
MAXIMUM BUILDING COVERAGE (IF APPLICABLE)	N/A	N/A
PARKING RATIOS	5 PER DISPOSAL VEHICLES	1 NEW ADA VAN SPACE PLUS 22 EXISTING SPACES = 23 TOTAL
ADA PARKING	TOTAL REQUIRED ADA SPACES = 0 VAN ACCESSIBLE SPACES = 1	TOTAL ADA SPACES PROVIDED = 0 VAN ACCESSIBLE SPACES = 1
BICYCLE PARKING	BIKE RACK TO BE PROVIDED	BIKE RACK TO BE PROVIDED
LOADING ZONE (IF REQUIRED)	N/A	N/A
LIGHTING ZONE / MAX POLE HEIGHT	L23	L23 / PROPOSED 20' TALL LIGHT POLE HEIGHT
LANDSCAPE SURFACE RATIO	15%	16%

PLAN LIST	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	SITE PLAN DETAILS
5	GRADING PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE & IRRIGATION DETAILS
8	BUILDING ELEVATIONS
9	PHOTOMETRIC PLAN
10	SCHEDULE, LOCATIONS, AND SPEC SHEET

CASE NUMBER: LU-16-00108

REVISIONS	Description
NO	ISSUED FOR PERMIT

DRAWN	EJG
CHECKED	EJG
DESIGNED	EJG
FILEDNAME	Site Plan_CoverSheet.dwg

**JORDAN TRANSFER STATION SHOP PROJECT**  
**SITE PLAN**  
**COVER SHEET**



**OLSEN PERFORMANCE TEAM, LLC**  
 27519 Weibull Cok Lindg  
 Spring, TX 77386  
 olsen@olsenperformance.com  
 (303) 860-4458

JOB NO. OPT15-034

SCALE

DATE November 1, 2016

SHEETS	SHEET
10	1

**Parcel Description**  
(PROVIDED BY CLIENT)  
DEED RECORDED ON 09/09/2010 AT REC. NO. D0086403  
LOT 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1, RECORDED JUNE 19, 1989 AT RECEPTION NO. 3097515, COUNTY OF ARAPAHOE, STATE OF COLORADO.

OWNER: 7030 JORDAN, LLC.  
ZONING: I-INDUSTRIAL  
JORDAN ROAD SUBDIVISION

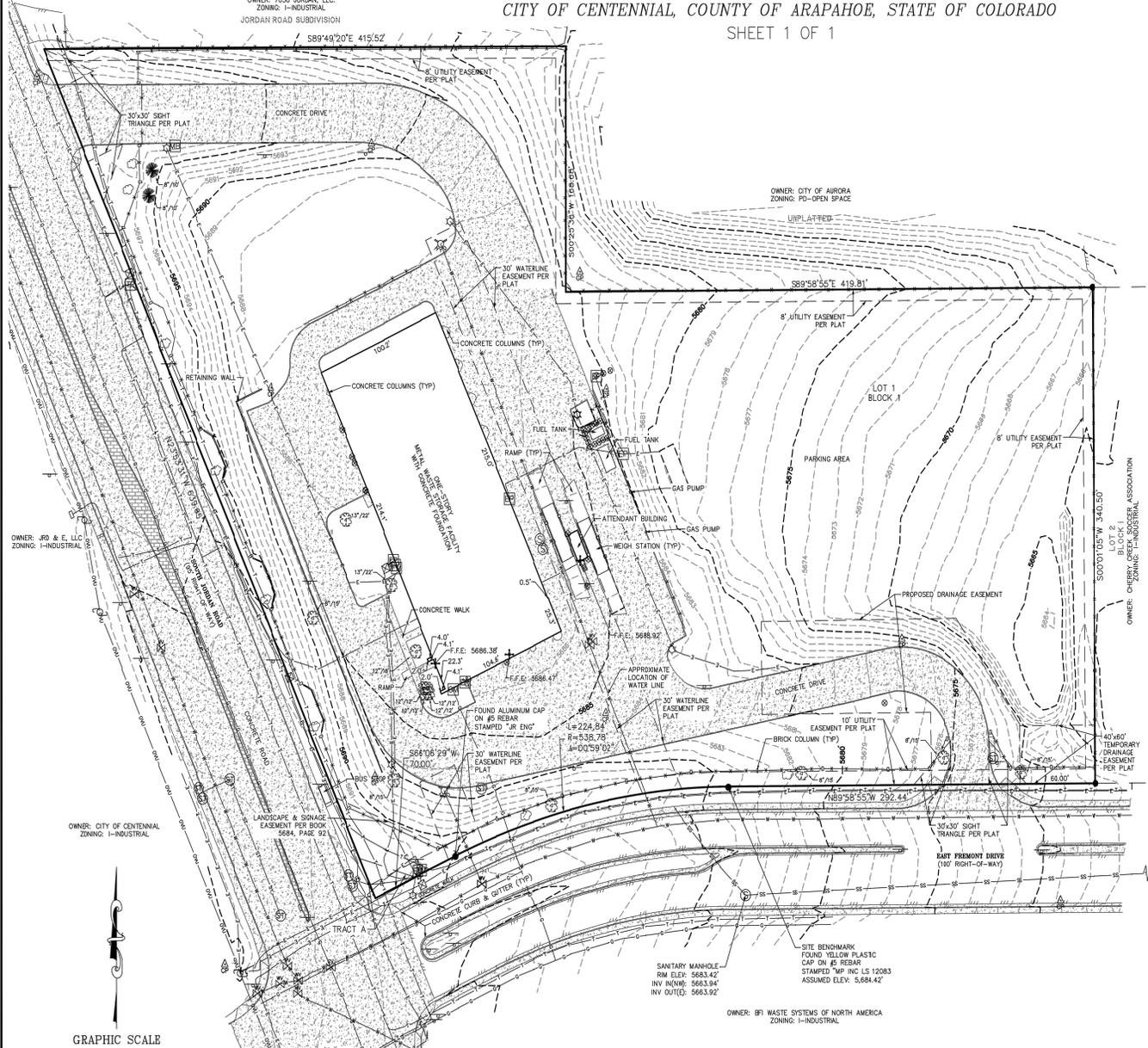
# TOPOGRAPHIC EXHIBIT

LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1,  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 1

### Notes

- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRON, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS EXHIBIT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS EXHIBIT; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS EXHIBIT WAS PREPARED FOR THE EXCLUSIVE USE OF OLSEN PERFORMANCE TEAM, LLC, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS EXHIBIT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1-5-103.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED USING REAL TIME KINEMATIC GPS OBSERVATIONS ON THE LDCA NETWORK, COLORADO CENTRAL ZONE, AT AN ONSITE BENCHMARK ALONG THE SOUTHERLY LINE OF THE SUBJECT PROPERTY. BEING A FOUND YELLOW PLASTIC CAP ON #4 REBAR STAMPED "MP INC LS 12083" WITH AN ELEVATION OF 5,684.42 FEET (NAVD83).
- DATES OF FIELDWORK: NOVEMBER 18-DECEMBER 4, 2015
- BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF A FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.
- INFORMATION REGARDING OWNERSHIP AND ZONING OF ADJACENT LOTS SHOWN HEREON WAS PROVIDED BY THE CLIENT. NO RESEARCH WAS DONE BY FLATIRON, INC.



### Legend

- FOUND MONUMENT AS DESCRIBED
- ▭ CONCRETE
- EDGE OF ASPHALT
- FENCE
- GUARDRAIL
- SIGN
- BOLLARD
- ⊗ DECIDUOUS TREE (TRUNK DIAMETER, DRIP LINE RADIUS)
- ⊗ CONIFEROUS TREE (TRUNK DIAMETER, DRIP LINE RADIUS)
- SHRUB/BUSH
- WATER LINE
- WATER VALVE
- WATER SPOUT
- FIRE HYDRANT
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- STORM SEWER MANHOLE
- ELECTRIC LINE
- TRANSFORMER
- ELECTRIC METER
- ELECTRICAL PANEL
- LIGHT POLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- CABLE/FIBEROPTIC VAULT
- TELEPHONE LINE
- TELEPHONE RISER
- GAS LINE
- GAS VALVE
- GAS METER
- MAILBOX
- LOCATION OF FINISHED FLOOR
- FINISHED FLOOR ELEVATION
- ELEVATION
- INVERT

EXISTING CONDITIONS

### Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., TO OLSEN PERFORMANCE TEAM, LLC, THAT THIS TOPOGRAPHIC EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT SAID EXHIBIT AND THE RELATIVE ELEVATIONS SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN B. GUYTON, COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRON, INC.

1	DATE	11/18/15
2	BY	JBG
3	FOR	OLSEN PERFORMANCE TEAM, LLC
4	PROJECT	LOT 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1
5	DATE	12/22/2015
6	BY	NA/JS
7	CHECKED BY	KE
8	DATE	12/22/2015
9	BY	NA/JS
10	CHECKED BY	KE
11	DATE	12/22/2015
12	BY	NA/JS
13	CHECKED BY	KE
14	DATE	12/22/2015
15	BY	NA/JS
16	CHECKED BY	KE
17	DATE	12/22/2015
18	BY	NA/JS
19	CHECKED BY	KE
20	DATE	12/22/2015
21	BY	NA/JS
22	CHECKED BY	KE
23	DATE	12/22/2015
24	BY	NA/JS
25	CHECKED BY	KE

TOPOGRAPHIC EXHIBIT  
prepared for  
Olsen Performance Team, LLC  
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**Flatiron, Inc.**  
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www.flatironinc.com  
3825 IHS AVE, SUITE 305  
DENVER, CO 80202  
PH: (303) 443-7001  
FAX: (303) 443-9850

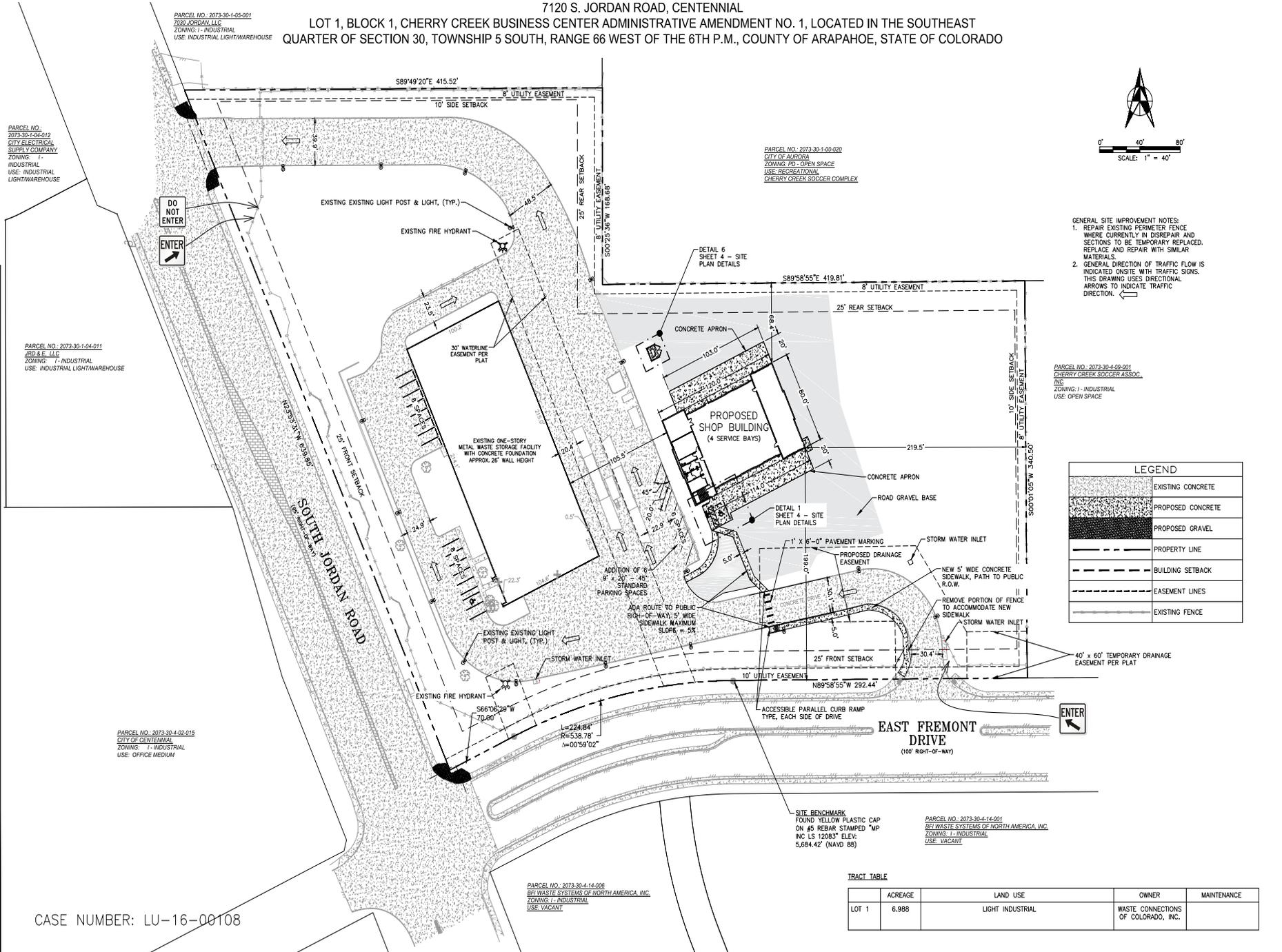
3680 DOWLING ST  
DENVER, CO 80202  
PH: (303) 778-1233  
FAX: (303) 778-4555

JOB NUMBER:  
15-66,144  
DATE:  
12-22-2015  
DRAWN BY:  
NA/JS  
CHECKED BY:  
KE  
SHEET 1 OF 1

# SITE PLAN

## JORDAN TRANSFER STATION SHOP PROJECT

7120 S. JORDAN ROAD, CENTENNIAL  
 LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST  
 QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



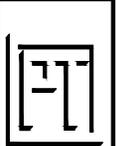
GENERAL SITE IMPROVEMENT NOTES:  
 1. REPAIR EXISTING PERIMETER FENCE WHERE CURRENTLY IN DISREPAIR AND SECTIONS TO BE TEMPORARILY REPLACED. REPLACE AND REPAIR WITH SIMILAR MATERIALS.  
 2. GENERAL DIRECTION OF TRAFFIC FLOW IS INDICATED ON-SITE WITH TRAFFIC SIGNS. THIS DRAWING USES DIRECTIONAL ARROWS TO INDICATE TRAFFIC DIRECTION.

LEGEND	
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPERTY LINE
	BUILDING SETBACK
	EASEMENT LINES
	EXISTING FENCE

TRACT TABLE				
LOT	ACREAGE	LAND USE	OWNER	MAINTENANCE
LOT 1	6.988	LIGHT INDUSTRIAL	WASTE CONNECTIONS OF COLORADO, INC.	

NO.	DATE	DESCRIPTION
1	12/27/15	DESIGNED FOR PERMIT
2	12/27/15	REVISIONS
3	12/27/15	REVISIONS
4	12/27/15	REVISIONS
5	12/27/15	REVISIONS
6	12/27/15	REVISIONS
7	12/27/15	REVISIONS
8	12/27/15	REVISIONS
9	12/27/15	REVISIONS
10	12/27/15	REVISIONS

JORDAN TRANSFER STATION SHOP PROJECT  
 SITE PLAN  
 SITE PLAN



OLSEN PERFORMANCE TEAM, LLC  
 27519 Wadsworth Loop  
 Spring, TX 77366  
 olsen@olseperformance.com  
 (303) 680-4458

JOB NO. OPT15-034  
 SCALE 1" = 40'  
 DATE November 1, 2016  
 SHEETS 10 SHEET 3

CASE NUMBER: LU-16-00108







NOTE: ENTIRE SITE IS REQUIRED TO BE BROUGHT INTO LANDSCAPING COMPLIANCE PER ARTICLE 8 IN THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE

# SITE PLAN

## JORDAN TRANSFER STATION SHOP PROJECT

7120 S. JORDAN ROAD, CENTENNIAL  
 LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1,  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH,  
 RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

### AREA CALCULATIONS

ELEMENT	SIZE	SQUARE FOOTAGE	PERCENTAGE OF SITE
TOTAL SITE	6.988 ACRES	304,397 SF	100%
HARDSCAPE (BUILDINGS / ROADWAYS / PARKING)	3.362 ACRES	146,645 SF	48%
TOTAL LANDSCAPE (PLANTINGS / TREES / ALL GRASS AREAS)	3.626 ACRES	157,952 SF	52%
LANDSCAPE PLANTING BEDS & SOI AREA	0.809 ACRES	35,250 SF	12%
LANDSCAPE SEEDED GRASS AREAS	2.817 ACRES	122,702 SF	40%

### LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	AREA	CALCULATIONS	PLANT UNIT MODEL TYPE	TOTAL REQUIRED	TOTAL PROVIDED
STREET TREES	950 LINEAR FEET	TYPICALLY 1 TREE PER 50 LINEAR FEET 950 LINEAR FEET OF RIGHT OF WAY - FRONTAGE: 25' x 19'	N/A	19 TREES	37 TREES (11 NEW LARGE, 21 SMALL, 3 EVERGREEN & 2 EXISTING LARGE)
BIFFERVARDS	N/A	DEPENDS; SEE LOC TABLE 12-9-202, 12-9-202 AND 12-9-406	—	—	—
PARKING LOT LANDSCAPING ISLANDS	3,900 SF (2,600 SF EXISTING + 1,300 SF NEW)	23 PARKING SPACES 1 TREE PER 10 PARKING SPACES	N/A	2 TREES	33 TREES (11 NEW LARGE, 11 SMALL, 6 EVERGREEN & 5 EXISTING LARGE)
STORMWATER DETENTION FACILITIES / OPEN SPACE	10,000 SF	N/A	N/A	N/A	10,000 SF
LANDSCAPE SURFACE RATIO	15%	304,297 SF X 0.15	N/A	45,660 SF	85,500 SF
LANDSCAPE AREA	45,660 SF	1,000 PLANT UNITS PER 1000 SF 45,660 SF MINUS 3,900 SF = 41,760 SF 41,760 SF / 31.8 = 1,313 PLANT UNITS 31.8 X 1.00 = 31.8 (round to nearest the hundredth)	ALTERNATIVE A LARGE TREE - 1 SMALL TREES - 2 EVERGREENS - 1 SHRUBS - 11	LARGE TREES - 32 SMALL TREES - 64 EVERGREENS - 32 SHRUBS & - 350 GRASSES	LARGE TREES - 37 SMALL TREES - 64 EVERGREENS - 34 SHRUBS & - 350 GRASSES - 212
TOTALS				499	499

### SIGHT TRIANGLE RESTRICTIONS:

**PEDESTRIAN SIGHT TRIANGLES**  
NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE

**CORNER SIGHT TRIANGLE**  
MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT

**ASHTO SIGHT TRIANGLE**  
NO ITEM THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC DEVICES AND EQUIPMENT

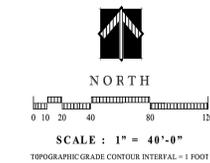
### EXISTING TREES AND SHRUBS

GRAPHIC SYMBOL	QUANTITY	PLANT TYPE	AVERAGE TRUNK DIAMETER / HEIGHT & YEARS ESTABLISHED (BASED ON AERIAL PHOTOS)	CREDIT	TOTAL CREDITS
	6	EXISTING EVERGREEN TREES	10" / 25' / 15yrs	3 trees	18
	9	EXISTING DECIDUOUS TREES	14" / 40' / 15yrs	3 trees	27
	30	EXISTING EVERGREEN SHRUBS	36" - 48" tall / 10 yrs	15 shrubs	30
	6	EXISTING DECIDUOUS SHRUBS	36" - 48" tall / 10 yrs	3 shrubs	3

### GRAPHIC SYMBOLS / KEY

	EXISTING DRYLAND GRASS NOT IRRIGATED		EXISTING CONCRETE
	NEW GRASS AREA / SEEDED WITH DRYLAND GRASS MIX / NOT IRRIGATED		NEW CONCRETE H&B & WALKWAY
	IRRIGATED BLUEGRASS SOD DRAINAGE SWALE GRASS AREA		GRAVEL
	1" TO 2" TAN ROCK		3" ROCK ABOVE GRASS SWALE
	DOMESTIC WATER SERVICE LINE		WATER SERVICE TAP
	DOMESTIC SEWER SERVICE LINE		GROUND MOUNTED LIGHT POLES
	PROPANE GAS SERVICE LINE		EXISTING SOLID FENCE
	FIRE HYDRANT		GROUND LEVEL UTILITY BOXES

CASE NUMBER: LU-16-00108



### NEW TREES & SHRUBS TO BE INSTALLED

\* Installed sizes listed will meet or exceed height requirements

Graphic Symbol	Quantity	Common Name	Botanical Name	Height	Spread	Installed size
<b>Large Deciduous / Shade Trees</b>						
	8	Western Catalpa	Catalpa speciosa	50'	30'	2 1/2" cal.
	9	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	50'	35'	2 1/2" cal.
	9	Frontier Elm	Ulmus 'Frontier'	40'	30'	2 1/2" cal.
	6	Kentucky Coffeetree	Gymnocladia dioica	60'	50'	3" cal.
<b>Small Deciduous / Ornamental Trees</b>						
	6	Goldenrain Tree	Koeleria paniculata	30'	25'	2" cal.
	21	Hot Wings Maple	Acer nigrum 'Varann'	25'	20'	2" cal.
	24	Shadblow Serviceberry (multi-trunk / champ)	Ameletus canadensis	10'	10'	1 1/2" cal. (8' tall)
<b>Evergreen Trees</b>						
	11	Austrian Pine	Pinus nigra	50'	20'	10"
	14	Pinon Pine	Pinus edulis	25'	15'	8"
<b>Deciduous Shrubs</b>						
	29	Red Chokeberry	Aronia arbutifolia 'Brilliantissima'	7'	6'	5 gal.
	28	Miss Kim Lilac	Syringa patula 'Miss Kim'	5'	5'	5gal.
	28	Fragrant Sumac	Rhus aromatica	6'	5'	5 gal.
<b>Evergreen Shrubs</b>						
	20	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	10"	6"	5gal.
<b>Ornamental Grasses</b>						
	72	Maiden Grass	Miscanthus sinensis 'Gracillimus'	4'-5'	3'-5'	5 gal.
	50	Red Switch Grass	Panicum virgatum 'Shenandoah'	3'-4'	2'-3'	1 gal.
	53	Feather Reed Grass	Calamagrostis scutiflora 'Karl Foerster'	4'-5'	2'	1 gal.
	37	Blue Awana Out Grass	Helictotrichon sempiternum	2'-3'	2'-3'	1 gal.



JORDAN TRANSFER STATION SHOP PROJECT  
SITE PLAN  
LANDSCAPE PLAN

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/19/16	MM	ISSUED FOR PERMIT
2	07/20/16	MM	ISSUED FOR 3RD SUBMITTAL
3	07/21/16	MM	ISSUED FOR 4TH SUBMITTAL
4	07/22/16	MM	ISSUED FOR 5TH SUBMITTAL
5	07/23/16	MM	ISSUED FOR 6TH SUBMITTAL
6	07/24/16	MM	ISSUED FOR 7TH SUBMITTAL
7	07/25/16	MM	ISSUED FOR 8TH SUBMITTAL
8	07/26/16	MM	ISSUED FOR 9TH SUBMITTAL
9	07/27/16	MM	ISSUED FOR 10TH SUBMITTAL

DESIGN: SACRED SOIL  
 CHECKED: SACRED SOIL  
 REVISIONS: SACRED SOIL  
 FILENAME: 1610108-Shop-Plan

OLSEN PERFORMANCE TEAM, LLC  
 27818 Winding Oak LN  
 Spring, TX 77389  
 jordan@olseperformance.com  
 (303) 880-4458

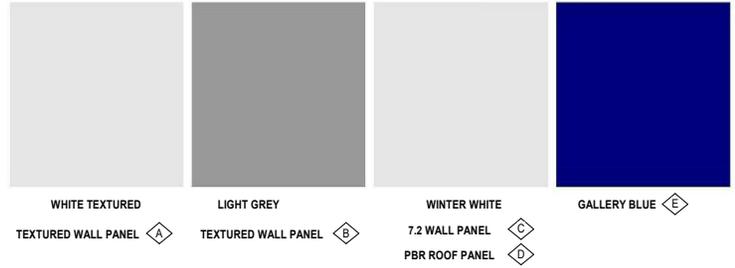
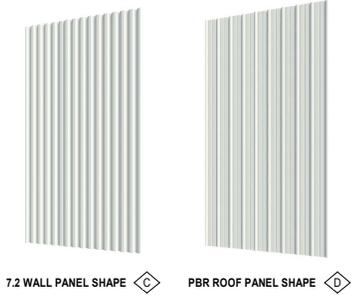
JOB NO: OPT15-034  
 SCALE: 1" = 40'  
 DATE: October 18, 2016

SHEETS: 10 SHEET: 6

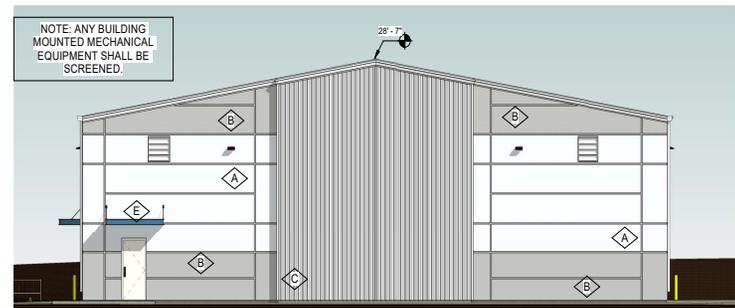


# SITE PLAN JORDAN TRANSFER STATION SHOP PROJECT

7120 S. JORDAN ROAD, CENTENNIAL  
LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



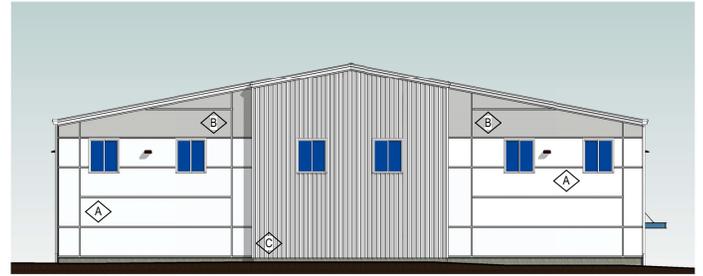
**S** South Elevation  
1/8" = 1'-0"



**E** East Elevation  
1/8" = 1'-0"



**N** North Elevation  
1/8" = 1'-0"



**W** West Elevation  
1/8" = 1'-0"



CASE NUMBER: LU-16-00108



JORDAN TRANSFER STATION SHOP PROJECT  
SITE PLAN  
BUILDING ELEVATIONS



OLSEN PERFORMANCE  
TEAM, LLC  
2708 W. Blending Trl. UN20  
Spring, TX 77389  
(303) 880-4458

PR NO: OPT15-034

DATE: October 18, 2016

NO: 10      SHEET: 8

# SITE PLAN

## JORDAN TRANSFER STATION SHOP PROJECT

7120 S. JORDAN ROAD, CENTENNIAL  
LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



TOTAL LOAD PER LDC 12-6-704(B)	
TOTAL PAVEMENT AREA ALLOWANCE PER 20 FT	133,720 FT <sup>2</sup> 0.15 W
TOTAL ALLOWED WATTAGE	20068 W
TOTAL EXTERIOR LIGHTING WATTAGE	6079 W

Statistics Zone						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE SITE ZONE	+	0.2 fc	6.7 fc	0.0 fc	N/A	N/A
PAVEMENT ZONE	+	2.5 fc	7.5 fc	0.4 fc	18.8:1	6.3:1

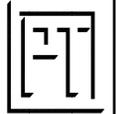
NORTH  
**SITE PHOTOMETRIC**  
SCALE 1" = 40'-0"

CASE NUMBER: LU-16-00108

REV	DATE	DESCRIPTION
1	11/22/16	ISSUED FOR PERMIT
2	11/22/16	ISSUED FOR 2ND SUBMITTAL
3	11/21/16	ISSUED FOR 3RD SUBMITTAL
4	11/21/16	ISSUED FOR 4TH SUBMITTAL
5	11/21/16	ISSUED FOR 5TH SUBMITTAL

DRAWN	BJO
CHECKED	BJO
DESIGNED	BJO
FILENAME	62426-jphillips.dwg

**JORDAN TRANSFER STATION SHOP PROJECT**  
**SITE PLAN**  
**PHOTOMETRIC PLAN**



OLSEN PERFORMANCE  
TEAM, LLC  
27511 Wishing Oak Ln  
Spring, TX 77388  
olse@olseperformance.com  
(303) 880-4458

JOB NO.	OPT15-034
SCALE	
DATE	August 25, 2016
SHEETS	10
SHEET	9

ENGINEERING BY:

**BELFAY ENGINEERING P.C.**  
Mechanical/Electrical Consulting Engineers

2811 West 9th Ave  
Denver, CO 80204  
email: belfay@belfay.com

TEL: (303) 892-5980  
FAX: (303) 892-5979



**CITY OF CENTENNIAL, COLORADO**

**PLANNING AND ZONING COMMISSION  
RESOLUTION 2016-PZ-R-27**

**A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND  
ZONING COMMISSION RATIFYING THE JORDAN TRANSFER STATION  
MAINTENANCE SHOP PROJECT SITE PLAN (CASE NUMBER LU-16-00108)**

WHEREAS, pursuant to the Home Rule Charter of the City of Centennial (“City”) and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through the City of Centennial Land Development Code (“LDC”), site plans are approved by the City Council, the Planning and Zoning Commission or the Director of Community Development (“Director”); and

WHEREAS, site plans may be approved by the Director if the parcel proposed for development is more than 500 feet from a residential zoning district boundary within the City of Centennial and either:

- The parcel proposed for development is less than five acres in area; or
- None of the buildings or structures will be taller than 30 feet in height; or
- They implement an approved Master Development Plan that has not been converted, sunsetted, or abandoned; and

WHEREAS, Baker Builders LLC and Olsen Performance Team, LLC (the “Applicant”) on behalf of Waste Connections of Colorado, Inc. (the “Owner”) submitted a site plan entitled “JORDAN TRANSFER STATION MAINTENANCE SHOP PROJECT SITE PLAN,” Case No. LU-16-00108 (the “Site Plan”) to construct a 9,600 square foot building for vehicle maintenance and repair on certain property legally described as LOT 1, BLOCK 1, CHERRY CREEK BUSINESS CENTER ADMINISTRATIVE AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO (the “Subject Property”); and

WHEREAS, the Subject Property is located north of East Fremont Avenue and east of South Jordan Road; and

WHEREAS, the Subject Property is currently zoned Industrial (I) under the LDC; and

WHEREAS, the Subject Property consists of 6.98 acres, more or less; and

WHEREAS, the Site Plan qualifies for administrative approval and was approved by the Director on or about October 25, 2016 upon finding that the Site Plan met all the technical requirements and approval standards for a site plan as contained in the LDC; and

WHEREAS, the approved Site Plan was submitted to the Planning and Zoning Commission for ratification on its November 9, 2016 consent agenda; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Centennial Land Development Code, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report presented to Planning and Zoning Commission, the application and all other submittals of the Applicant, and the tape recording and minutes of the Planning and Zoning Commission meeting at which this application was ratified.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO, THAT:**

**Section 1.** The foregoing recitals are incorporated herein as findings of the Planning and Zoning Commission.

**Section 2.** The Planning Commission hereby ratifies the Director's approval of the Jordan Transfer Station Maintenance Shop Project Site Plan, Case No. LU-16-00108.

**Section 3.** Approval of the Site Plan shall be and is subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and
- b. The Applicant shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar.

**Section 4.** The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

**Section 5.** **Effective Date.** This Resolution shall take effect upon its approval by the City of Centennial Planning and Zoning Commission.

ADOPTED by a vote of \_\_\_ in favor and \_\_\_ against this 9<sup>th</sup> day of November, 2016.

**PLANNING AND ZONING  
COMMISSION FOR THE CITY OF  
CENTENNIAL, COLORADO**

\_\_\_\_\_  
Andrea Suhaka, Chairperson

ATTEST:

Approved As To Form:

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

By:\_\_\_\_\_  
For City Attorney's Office



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
October 26, 2016, 6:00 PM  
13133 E. ARAPAHOE ROAD**

**MINUTES**

**I. CALL TO ORDER**

Chair Suhaka called the meeting to order at 6:03 PM

**II. ROLL CALL**

Those present were: Chair Suhaka  
Commissioner Bailey  
Commissioner Beatty  
Commissioner Cohen  
Commissioner Griffis  
Commissioner Sims  
Commission Sutherland  
Commissioner Urtz

Those absent were: Commissioner Hart, excused

Also present were: Jill Hassman, Assistant City Attorney  
Steven Greer, Director of Community Development  
Derek Holcomb, Deputy Director of Community Development  
Lisa Gajowski, Recording Secretary

**a. Alternate Selection for Voting Purposes**

Commissioner Griffis was appointed a voting member in the absence of Commissioner Hart.

**III. CONSENT AGENDA**

*The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.*

**a. Consideration of Resolutions**

**i. Pet Cremation Services Site Plan Ratification**

**b. Consideration of Other Items**

**i. Approval of 2017 Meeting Calendar**

**c. Approval of Minutes – October 12, 2016**

Commissioner Sutherland moved to approve the CONSENT AGENDA as presented. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Sutherland, Urtz and Chair Suhaka voting AYE, and none voting NAY, the motion was approved by a vote of seven (7) AYE and none (0) NAY.

**IV. LAND USE APPLICATIONS/PUBLIC HEARINGS**

**a. Bank of America Site Plan, LU-16-00040**

Derek Holcomb, Deputy Director of Community Development presented.

Mr. Jose Perez of H&T Consultants presented on behalf of the Applicant.

Stanley Hill of H&T Consultants, representing the Applicant, responded to questions.

Brian Horton of Jones, Lang, LaSalle, representing the Applicant, responded to questions.

Chair Suhaka opened the public hearing. There being no one present who wished to speak Chair Suhaka closed the public hearing.

Commissioner Sutherland moved that Case Number LU-16-00040, Bank of America Site Plan, be approved based on the Planning and Zoning Commission's finding that the site plan meets all applicable criteria for approval set forth in Section 12-14-602(D) of the Land Development Code, as summarized in the staff report and recommendation dated October 19, 2016.

Commissioner Sims amended the motion to include the condition that the landscaping along the south wall to be adjusted to screen the utility equipment along university. Commissioner Sutherland agreed to the amendment. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Sutherland, Urtz and Chair Suhaka voting AYE, and none voting NAY, the motion was approved by a vote of seven (7) AYE and none (0) NAY.

**b. Small Scale City Initiated Rezoning of Certain Parcels from General Commercial (CG) to Activity Center (AC)**

Derek Holcomb, Deputy Director of Community Development presented.

Chair Suhaka opened the public hearing.

Adam Writer, 55 Mead Lane, Englewood CO 80113 spoke in support with the exception of the restricted uses.

Jeff Germaine, 12546 Alcott St., Broomfield, CO spoke in opposition with the exception of the restricted uses.

Brenda Dougliis 6681 S Abilene Way, Centennial spoke in support.

Anne Burton, 6661 S Abilene Way, Centennial spoke in support.

Tom Berens of CST Brands, the parent company of Cornerstores Convenience Stores, spoke in support.

Jill Meakins, 6483 S Abilene St. spoke in support.

Robert Tagliani, owner of Primrose School spoke in support.

Deb Tynan, 7119 S. Espana Way spoke in support.

There being no one else present to speak Chair Suhaka closed the public hearing.

Mr. Holcomb responded to questions and concerns brought up in public comment.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-20, an ordinance of the City Council of the City of Centennial, Colorado rezoning certain properties located at the northeast corner of East Arapahoe Road and South Quebec Street and at the northeast and northwest corners of East Arapahoe Road and South Potomac Street from General Commercial (CG) to Activity Center (AC) under the Land Development Code, and amending the Official Zoning Map, as outlined in the staff report dated October 19, 2016. Commissioner Griffis seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Urtz and Chair Suhaka voting AYE, and Commissioner Sutherland voting NAY, the motion was approved by a vote of six (6) AYE and one (1) NAY.

**V. UPDATES**

**VI. LONG RANGE AGENDA**

**VII. ADJOURNMENT**

The meeting was adjourned at 7:53 PM.

Respectfully submitted,

*Lisa Gajowski*

Lisa Gajowski, Recording Secretary



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
October 26, 2016, 6:00 PM  
13133 E. ARAPAHOE ROAD**

**MINUTES**

**I. CALL TO ORDER**

Chair Suhaka called the meeting to order at 6:03 PM

**II. ROLL CALL**

Those present were: Chair Suhaka  
Commissioner Bailey  
Commissioner Beatty  
Commissioner Cohen  
Commissioner Griffis  
Commissioner Sims  
Commission Sutherland  
Commissioner Urtz

Those absent were: Commissioner Hart, excused

Also present were: Jill Hassman, Assistant City Attorney  
Steven Greer, Director of Community Development  
Derek Holcomb, Deputy Director of Community Development  
Lisa Gajowski, Recording Secretary

**a. Alternate Selection for Voting Purposes**

Commissioner Griffis was appointed a voting member in the absence of Commissioner Hart.

**III. CONSENT AGENDA**

*The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.*

**a. Consideration of Resolutions**

**i. Pet Cremation Services Site Plan Ratification**

**b. Consideration of Other Items**

**i. Approval of 2017 Meeting Calendar**

**c. Approval of Minutes – October 12, 2016**

Commissioner Sutherland moved to approve the CONSENT AGENDA as presented. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Sutherland, Urtz and Chair Suhaka voting AYE, and none voting NAY, the motion was approved by a vote of seven (7) AYE and none (0) NAY.

**IV. LAND USE APPLICATIONS/PUBLIC HEARINGS**

**a. Bank of America Site Plan, LU-16-00040**

Derek Holcomb, Deputy Director of Community Development presented.

Mr. Jose Perez of H&T Consultants presented on behalf of the Applicant.

Stanley Hill of H&T Consultants, representing the Applicant, responded to questions.

Brian Horton of Jones, Lang, LaSalle, representing the Applicant, responded to questions.

Chair Suhaka opened the public hearing. There being no one present who wished to speak Chair Suhaka closed the public hearing.

Commissioner Sutherland moved that Case Number LU-16-00040, Bank of America Site Plan, be approved based on the Planning and Zoning Commission's finding that the site plan meets all applicable criteria for approval set forth in Section 12-14-602(D) of the Land Development Code, as summarized in the staff report and recommendation dated October 19, 2016.

Commissioner Sims amended the motion to include the condition that the landscaping along the south wall to be adjusted to screen the utility equipment along university. Commissioner Sutherland agreed to the amendment. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Sutherland, Urtz and Chair Suhaka voting AYE, and none voting NAY, the motion was approved by a vote of seven (7) AYE and none (0) NAY.

**b. Small Scale City Initiated Rezoning of Certain Parcels from General Commercial (CG) to Activity Center (AC)**

Derek Holcomb, Deputy Director of Community Development presented.

Chair Suhaka opened the public hearing.

Adam Writer, 55 Mead Lane, Englewood CO 80113 spoke in support with the exception of the restricted uses.

Jeff Germaine, 12546 Alcott St., Broomfield, CO spoke in opposition with the exception of the restricted uses.

Brenda Douglis 6681 S Abilene Way, Centennial spoke in support.

Anne Burton, 6661 S Abilene Way, Centennial spoke in support.

Tom Berens of CST Brands, the parent company of Cornerstores Convenience Stores, spoke in support.

Jill Meakins, 6483 S Abilene St. spoke in support.

Robert Tagliani, owner of Primrose School spoke in support.

Deb Tynan, 7119 S. Espana Way spoke in support.

There being no one else present to speak Chair Suhaka closed the public hearing.

Mr. Holcomb responded to questions and concerns brought up in public comment.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-20, an ordinance of the City Council of the City of Centennial, Colorado rezoning certain properties located at the northeast corner of East Arapahoe Road and South Quebec Street and at the northeast and northwest corners of East Arapahoe Road and South Potomac Street from General Commercial (CG) to Activity Center (AC) under the Land Development Code, and amending the Official Zoning Map, as outlined in the staff report dated October 19, 2016. Commissioner Griffis seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Urtz and Chair Suhaka voting AYE, and Commissioner Sutherland voting NAY, the motion was approved by a vote of six (6) AYE and one (1) NAY.

**V. UPDATES**

**VI. LONG RANGE AGENDA**

**VII. ADJOURNMENT**

The meeting was adjourned at 7:53 PM.

Respectfully submitted,

*Lisa Gajowski*

Lisa Gajowski, Recording Secretary



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## Staff Report

TO: Planning and Zoning Commission

FROM: Michael Gradis, AICP, Planner II

THROUGH: Derek Holcomb, AICP, Deputy Director of Community Development

DATE OF MEETING: November 9, 2016

DATE OF SUBMITTAL: November 2, 2016

SUBJECT: Willow Bend Parking Lot Site Plan Approval (LU-16-00143)  
(2016-PZ-R-28)

DISTRICT/LOCATION: District 3 – 8586 E. Arapahoe Rd. / 8489 E. Briarwood Ave.,  
Centennial, CO 80112 (<https://goo.gl/axohCA>)

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### **1. Executive Summary:**

JR Engineering Consultants on behalf of the owner, Arapyos, LLC (collectively, the “Applicant”), proposes a site plan for a new parking lot to serve the existing Willow Bend Shopping Center building to the east. The parking lot is proposed on a site that was previously a single family home that is proposed to be demolished. The land where the parking lot is proposed will be replatted with the lot to the east (the Willow Bend Shopping Center) and will be .094 acres (LU-16-00144). The parking lot and shopping center is located at the southwest corner of E. Arapahoe Rd. and S. Yosemite St. (the “Subject Property”). The Subject Property was zoned Activity Center (AC) in February 2016 and allows for a shopping center and parking as a principal use.

Should the Site Plan be approved by the Planning and Zoning Commission, the Applicant is required to receive ratification of the approval by the City Council. The ratification by City Council is currently scheduled for consideration at its November 21, 2016 meeting.

### **2. Discussion:**

The Subject Property is bordered to the south and west by the Walnut Hills subdivision at the southwest corner of E. Arapahoe Rd. and S. Yosemite St. The properties to the south and west are zoned NC<sub>9</sub>, the properties to the east are zoned Urban Center (UC), and the properties to the north are in the City of Greenwood Village and are used for commercial purposes. The proposed parking lot will contain 22 parking spaces and will be surrounded by an eight foot high masonry screen wall constructed by the Applicant and a 12-foot high masonry sound wall constructed by the Colorado Department of Transportation (CDOT) as a part of the E. Arapahoe Rd./ I-25 interchange project.

Staff is recommending approval of the proposed development as the Site Plan application meets all review and approval criteria as set forth in the Land Development Code (LDC) and the intent of the City's Comprehensive Plan and the Arapahoe Urban Center Sub-Area Plan (AUC Plan). The proposed parking lot expansion is compatible with the approved AC zone district standards. A development criteria comparison chart is included below to demonstrate the Site Plan's compliance with the district requirements. A letter of intent and the proposed Site Plan are attached to this report.

**Development Criteria Comparison Chart:**

	EXISTING ZONING	PROPOSED SITE PLAN (LU-16-00143)
<b>ZONING</b>	Activity Center	Activity Center
<b>PERMITTED USES</b>	Per Section 12-2-301, <i>Use Tables</i> of the LDC Generally: commercial development	Retail with accessory vehicle parking.
<b>BUILDING MAX HEIGHT</b>	50 feet	N/A
<b>MINIMUM BUILDING/PARKING SETBACKS</b>	North (E. Arapahoe Rd.): 16 feet South (E. Briarwood Ave.): 12 feet East (internal to site): N/A West (Residential, NC <sub>9</sub> ): 12 feet  <i>(Parking setbacks are the same, except for a 10 foot residential setback)</i>	Building setbacks:  N/A  Parking setbacks: North (E. Arapahoe Rd.): 12 feet, follows established street wall. South (E. Briarwood Ave.): 12 feet East (internal to site): N/A West (Residential, NC <sub>9</sub> ): 12 feet
<b>PARKING RATIOS</b>	Per Section 12-5-202, <i>Required Off-street Parking and Loading Spaces</i>	1 space / 250 square feet of floor area = 25 spaces required  52 spaces provided (3 ADA)
<b>LIGHTING ZONE/MAX POLE HEIGHT</b>	Lighting Zone 3 (LZ-3)  The maximum height of light poles shall be: <ul style="list-style-type: none"> <li>• 18 feet when located <i>up to</i> 50 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district.</li> <li>• 25 feet when located 50 to 100 feet from the property line of areas zoned for residential uses, except when the residential uses are located within an AC or UC zoning district.</li> <li>• 35 feet when located <i>more than</i> 100 feet from the property line of areas zoned for residential uses.</li> </ul>	Lighting Zone 3 (LZ-3) New poles will be 12 feet.
<b>LANDSCAPE SURFACE RATIO</b>	10 percent minimum required	27 percent provided

**Approval Authority / Public Notice:**

Approval authority for site plans is predicated on the size of the parcel of land proposed for development and the proposed building height. City Council approves applications that are within 500 feet of a residentially zoned property that also include a parcel greater than ten acres in size, or a building greater than 30 feet in height, or both. The Director of Community Development approves (with ratification by Planning and Zoning Commission) applications that are more than 500 feet from a residentially zoned property and which also contain a parcel less

than five acres in size or propose buildings no more than 30 feet in height, or both. The Planning and Zoning Commission approves (with ratification by City Council) all other applications that are not decided upon by either the City Council or the Director of Community Development.

The Willow Bend Parking Lot Site Plan is located within 500 feet of a residentially zoned parcel, but does not contain a site greater than ten acres or a building greater than 30 feet in height; therefore, the Planning and Zoning Commission has approval authority for the application, with ratification by the City Council.

As required under Table 12-14-311 of the LDC, the public hearing before Planning and Zoning Commission was properly noticed, including posted notice on the property and mailed notice to adjacent property owners at least 14 days prior to the public hearing. Planning and Zoning Commission, therefore, has jurisdiction to consider the application.

**Criteria for Approval – Site Plan:**

The Planning and Zoning Commission must consider evidence presented at the public hearing and evaluate the proposed site plan application according to the following criteria set forth in Section 12-14-602(D), *Approval Standards* (site plans) and listed below.

**12-14-602(D)(1)** *Site plans shall be used to implement physical design objectives of adopted Sub-Area Plans in a manner that is consistent with the standards of this LDC.*

The Subject Property is within District 4 of the AUC Plan and complies with the goals and objectives stated within.

Overall Plan - Objective 5. Preserve opportunity for retail and office.

Goal TA-1: All Districts: Develop a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles.

- Design Roadway intersections to facilitate safe pedestrian, bicycle and vehicular movements.

Goal EDA 1: All Districts: Increase and stabilize an adequate revenue base.

- Encourage the retention and expansion of existing retailers and the location new retailers in existing activity centers.

The proposed parking lot expansion will provide needed additional parking to serve the shopping center, and will also facilitate the westward relocation of the existing access to E. Arapahoe Rd., which will create a safer condition.

**12-14-602(D)(2)** *The proposed site plan shall be designed to minimize impacts on the reasonable development expectations or the use and enjoyment of adjacent land or the public interest, consistent with the applicable standards of this LDC.*

The AC zone district allows for retail and office uses with parking as a principal permitted land use on the Subject Property. The proposed parking lot expansion is compatible with surrounding office, retail and residential uses and complies with all applicable LDC

standards. The parking lot expansion incorporates a 10-foot wide landscaped bufferyard with an eight foot high masonry wall (to be built and maintained by the owner) that will connect to a 12-foot high masonry sound wall (to be built and maintained by CDOT) that will screen the parking lot from the Walnut Hills neighborhood to the south and west. Access to the parking lot will be from S. Yosemite St. and E. Arapahoe Rd. There is no access proposed from E. Briarwood Ave. to the south. The site plan will not have an adverse impact on the reasonable development expectations, or the use and enjoyment, of adjacent properties.

**12-14-602(D)(3)** *The proposed site plan shall not materially and adversely affect the public health or safety through interpretations of the standards of this LDC that do not give full effect to other provisions that would be protective to health and safety if applied.*

The Site Plan complies with all standards of the AC zone district, including setbacks, landscaping, parking and lighting requirements. The existing parking lot that serves the Willow Bend Shopping Center will be expanded to the west and will allow for an increased pedestrian zone along E. Arapahoe Road. The Site Plan will not have an adverse impact on the health and safety of the public of adjacent properties.

**12-14-602(D)(4)** *The proposed site plan recognizes the limits of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.*

As part of the outside referral process, Staff referred the application to Southgate Water and Sanitation District (Southgate). Southgate responded with comments that a permanent structure over the 20-foot wide easement that crosses the property is not permitted. Subsequently, Southgate responded with three options for the Applicant to consider in lieu of a permanent structure:

- 1) Place no structures within the easement, leaving a 20-foot wide gap in the masonry screen wall between the parking lot and the Walnut Hills neighborhood;
- 2) Place a moveable barrier / gate above the 20 foot wide easement, with the condition that the Walnut Hills Neighborhood Civic Association approve the gate aesthetics; or,
- 3) Relocate the existing water line and easement from its current location to S. Uinta St.

Given the Walnut Hills CA's objection to public connection between the Subject Property and the neighborhood via E. Briarwood Ave., and the complexity of relocating the water line for the small scale of this project, Staff supports the option of installing a removable panel or gate over the easement. Placing a removable panel or gate over the easement would provide adequate access to the easement by Southgate, and would also provide separation between the parking lot and the neighborhood as desired by the Walnut Hills CA.

A Phase III Drainage Report was submitted with the Site Plan. The report meets the requirements of the City as outlined in the February 2007 City of Centennial Stormwater Management Manual. The Southeast Metro Stormwater Authority (SEMSWA) has reviewed, and will approve, the drainage report and associated drainage features,

including the Grading, Erosion and Sediment Control (GESD) plan and report, once the reports address any outstanding technical comments.

The City received comments from the City of Greenwood Village as E. Arapahoe Rd. is under their jurisdiction. Greenwood Village responded that they must approve any modifications to access from the site to E. Arapahoe Rd. The proposed access to the parking lot has been moved 100 feet to the west to decrease conflicts at the E. Arapahoe Rd. and S. Yosemite St. intersection, which was supported by Greenwood Village.

**12-14-602(D)(5)** *The proposed site plan provides for compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.*

The proposed use is compatible with the office, retail and residential surrounding uses, and complies with all applicable LDC standards. The proposed parking lot will relocate the existing access to E. Arapahoe Rd. further to the west to decrease conflicts at the E. Arapahoe Rd. and S. Yosemite St. intersection. An eight foot wide sidewalk will be constructed along E. Arapahoe Rd., allowing pedestrians to travel east-west along Arapahoe Rd. and to S. Yosemite St., connecting the development to surrounding uses.

**12-14-602(D)(6)** *The proposed site plan provides for efficient and adequate provision of public services and solid waste removal.*

As part of the outside referral process, Staff referred the application to South Metro Fire Rescue Authority (SMFRA), the Arapahoe County Sheriff's Office (ACSO) and the Arapahoe County Public Safety Bureau (ACPSB). The SMFRA responded with a requirement for a fire hydrant in the parking lot, ACPSB both responded with no comments on the referral. The ACSO did not respond to the referral request.

Applications for commercial developments are not required to be referred to school, park, and library districts, because they do not have a direct impact on these services.

**12-14-602(D)(7)** *The proposed site plan protects public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

Provisions have been made in the application to ensure compliance with drainage, fire, and sight distance requirements. No proposed improvements are located within a floodplain.

**12-14-602(D)(8)** *The proposed site plan provides for accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.*

The proposed Site Plan includes a landscape plan that provides a 40-percent landscaped bufferyard between the Subject Property and the adjacent residential development to the south and west. The bufferyard includes a continuous row of evergreen landscaping and an eight foot high screen wall constructed by the Applicant and a 12-foot high sound wall constructed by CDOT as a part of the E. Arapahoe Rd./ I-25 interchange project. The Site Plan also proposes street trees along E. Arapahoe Rd.

and will replace missing landscaping materials on the existing shopping center portion of the site.

**12-14-602(D)(9)** *The proposed site plan minimizes disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.*

The Applicant will demolish the existing single family home to clear the site for the parking lot and associated wall improvements. There are no existing relevant physiographic or topographic features on the site.

**12-14-602(D)(10)** *If the site plan includes buildings that are more than 30 feet in height and the parcel proposed for development abuts existing residential development with existing views of the mountains, then the site plan shall distribute the mass of the buildings that are taller than 30 feet in a manner that allows for sight lines to the mountains from the residential development.*

Not applicable. There are no buildings proposed at more than 30 feet in height.

**Analysis of Application to Criteria - Site Plan**

Staff has evaluated the request against the criteria for approval and found that the Site Plan application complies with the approval standards for contained in LDC Section 12-14-602(D), as stated above.

**Community Meeting**

A community meeting was held for the Site Plan application on April 19, 2016. A total of 11 invitations were mailed to all adjacent property owners and to all Centennial homeowners associations and civic associations located within one-half mile of the Subject Property, as well as CenCON. There were five attendees at the community meeting and all attendees were offered a chance to comment on the proposed Site Plan through the City's referral process.

**Agency/Public Comments**

Staff sent a total of 26 referral requests to outside agencies, community groups and community meeting attendees; 6 entities/groups/individuals responded with comments. The remainder responded with no comments or did not respond to the referral. All agency and public comments received, as well as the Applicant's responses (if necessary), are attached to this report. A summary of comments and Staff responses is provided in the table below:

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
<b>COMMUNITY GROUPS / MEETING ATTENDEES / OTHER COMMENTS RECEIVED</b>				
CenCON		X		

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
Walnut Hills HOA / Julie Gamec	Remove WCHA maintenance references from plans. Ensure that development wall meet CDOT sound wall so that there are no gaps. Place tall trees along perimeter. Include references to gate, if there is going to be a gate. WHCA does not support a gate.			Comments acknowledged and forwarded to the Applicant. Wall will connect to CDOT sound wall. Landscaping will meet LDC requirements. A gate will be required by Southgate and will be noted on the plans.
Hunter Hill HOA			X	
Travis Keller	Concerned about lighting / pole height and drainage.			Lighting pole height will not exceed 12 feet and photometric plan will meet LDC requirements. Drainage will meet City / SEMSWA requirements.
Randy Lutton	Concerned screen wall will not connect to CDOT wall.			Screen wall will connect to CDOT wall to form a continuous screen.
<b>AGENCIES</b>				
Arapahoe County Planning		X		
Arapahoe County Engineering		X		
Arapahoe Sheriff Community Resource Unit			X	
Arapahoe Sheriff Public Safety Bureau		X		
CDOT			X	Applicant has been working with CDOT and is aware of plans as it relates to the proposed sound wall and access to E. Arapahoe Rd.
CenturyLink			X	
City of Greenwood Village		X		Applicant has been coordinating access to E. Arapahoe Rd. and stormwater connections with the City of Greenwood Village and have received necessary approvals.
South Metro Fire Rescue Authority	Provide fire hydrant in parking lot.			SMFRA has reviewed the plans and must provide approval of site civil CDs prior to issuance of a Development Permit.
RTD			X	

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
Southgate Water and Sanitation District	General comments regarding new/modifications to existing services. Comments regarding permanent structures in easements.			Southgate has reviewed the plans and must provide approval of site civil CDs and structures within easements prior to issuance of a Development Permit.
Urban Drainage & Flood Control District		X		
Xcel	General comments regarding redevelopment.			Comments acknowledged and forwarded to the Applicant.

### 3. **Recommendation:**

Staff recommends that the Planning and Zoning Commission approve the Site Plan application.

### 4. **Alternatives:**

As this is a quasi-judicial action, Planning and Zoning Commission has the following alternatives:

1. Deny the Site Plan based on specific findings of fact made at the public hearing; or
2. Continue the public hearing for additional information.

### 5. **Fiscal Impact:**

Approval or denial of the application should have no direct fiscal impact to the City.

### 6. **Next Steps:**

If approved by the Planning and Zoning Commission the item will be placed on the next available City Council meeting for ratification on the consent agenda (November 21, 2016). If ratified by the City Council, the Applicant is required to submit final mylars of the site plan to the Community Development Department for recordation within 60 days of approval.

### 7. **Previous Actions:**

The Subject Property was rezoned from UC and NC<sub>9</sub> to AC in February 2016.

### 8. **Suggested Motions:**

#### **SUGGESTED MOTION FOR SITE PLAN APPROVAL:**

I MOVE THAT CASE NUMBER LU-16-00143, WILLOW BEND PARKING LOT SITE PLAN, BE APPROVED BASED ON THE PLANNING AND ZONING COMMISSION'S FINDING THAT THE SITE PLAN MEETS ALL APPLICABLE CRITERIA FOR APPROVAL SET FORTH IN SECTION

12-14-602(D) OF THE LAND DEVELOPMENT CODE, AS SUMMARIZED IN THE STAFF REPORT AND RECOMMENDATION DATED NOVEMBER 2, 2016.

**SUGGESTED MOTION FOR SITE PLAN DENIAL:\***

I MOVE THAT CASE NUMBER LU-16-00143, WILLOW BEND PARKING LOT SITE PLAN, BE DENIED BASED ON THE FOLLOWING FINDINGS OF FACT:

1. THE REQUEST DOES NOT MEET ALL OF THE CRITERIA OF APPROVAL, SET FORTH IN SECTION 12-14-602(D) OF THE LAND DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO:

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\*In the event Planning and Zoning Commission seeks to deny this case, Staff recommends that the Commission consult with the City Attorney prior to making a motion.

Attachment 1: Willow Bend Parking Lot Site Plan, LU-16-00143  
Attachment 2: Applicant's Letter of Intent  
Attachment 3: Agency & Public Comments With Applicant's Responses  
Attachment 4: Resolution 2016-PZ-R-28

# WILLOW BEND PARKING LOT SITE PLAN

## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1

### BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SITE PLAN

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING AND DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN & DETAILS
7	IRRIGATION PLAN & DETAILS
8	LIGHTING PLAN

**DATE OF PREPARATION**  
ORIGINAL ISSUE: 11/2/16

**STANDARD NOTES:**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SITE PLAN KNOWN AS WILLOW BEND PARKING LOT SITE PLAN, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**EMERGENCY ACCESS NOTE**

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

**PUBLIC IMPROVEMENT AGREEMENT**

AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

**MAINTENANCE GUARANTEE**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS OF THIS PLAN WARRANT AND GUARANTEE TO THE CITY, FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENT AGREEMENT RECORDED AGAINST THE PROPERTY. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LIVING WITHIN THE DEDICATED RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBS, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PROVIDER.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDERS SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY STANDARDS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY.

**PRIVATE STREET/DRIVES MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE STREETS AND DRIVES SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY, SHALL BE RESPONSIBLE FOR SUCH PRIVATE STREET MAINTENANCE, OPERATION AND RECONSTRUCTION.

**LANDSCAPE MAINTENANCE**

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

**DRAINAGE LIABILITY**

IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JR ENGINEERING, THE CITY OF CENTENNIAL AND SEMSWA REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 31, ARTICLE 23, BUT CANNOT, ON BEHALF OF ARAPAYOS, LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAYOS, LLC AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL THAT APPROVAL OF THE FINAL PLAT AND/OR SITE PLAN DOES NOT IMPLY APPROVAL OF JR ENGINEERING DRAINAGE DESIGN.

**SIGHT TRIANGLE MAINTENANCE**

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR CROWNING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

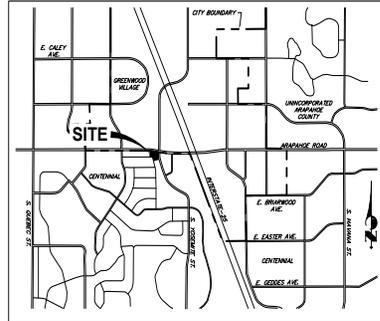
**PRIVATE OPEN SPACE**

A. THE PRIVATE OPEN SPACE AREA AND LANDSCAPE BUFFER AS SHOWN ON THIS PLAN SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN THE CITY OF CENTENNIAL.

B. BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PRIVATE OPEN SPACE AND LANDSCAPE BUFFER FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

**STREET LIGHTING**

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN IN ACCORDANCE TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.



**VICINITY MAP**  
SCALE: 1"=2000'

**PROPERTY OWNER**

ARAPAYOS LLC, C/O FLYNN ACCOUNTING  
5555 ERINDALE DRIVE, SUITE 100  
COLORADO SPRINGS, CO 80918

**APPLICANT/DEVELOPER**

ARAPAYOS LLC  
ATTN: MARVIN BOYD  
6650 DELMONICO DR., SUITE D502  
COLORADO SPRINGS, CO 80919  
P~719-499-4411  
MARVINBOYD@GMAIL.COM

**ENGINEER**

JR ENGINEERING, LLC  
ATTN: JIM FITZMORRIS, PE  
7200 S ALTON WAY, SUITE C400  
CENTENNIAL, CO 80112  
P~303.740.9393  
JFITZMORRIS@JRENGINEERING.COM

**SURVEYOR**

JR ENGINEERING, LLC  
ATTN: JARROD ADAMS, PLS  
7200 S ALTON WAY, C400  
CENTENNIAL, CO 80112  
P~303.740.9393  
JADAMS@JRENGINEERING.COM

**DEVELOPMENT STANDARDS COMPLIANCE CHART**

STANDARD USES	AC (ACTIVITY CENTER)	PROPOSED LU-16-00143
<b>USES</b>		
PERMITTED (P) USES	COLLEGE/UNIVERSITY/VO-TECH, PLACES OF PUBLIC ASSEMBLY, PRIVATE CLUB, POLICE OR FIRE STATIONS, POST OFFICE, ALCOHOLIC BEVERAGE SALES, BED & BREAKFAST, COMMERCIAL LODGING, COMMERCIAL RETAIL, MIXED-USE, OFFICE, RESTAURANT, COMMERCIAL & PERSONAL SERVICES, VETERINARIAN, INDOOR COMMERCIAL AMUSEMENT, INDOOR RECREATION	COMMERCIAL RETAIL, MIXED USE, OFFICE, COMMERCIAL & PERSONAL SERVICES
<b>NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS</b>		
MINIMUM LANDSCAPE SURFACE RATIO (LSR)	10%	REQUIRED: 4,125 SF (10%) PROPOSED: 11,007 SF (27%)
BUILDING GROSS FLOOR AREA	N/A	EXISTING: 6210 SF (F.A.R.: 0.15:1)
MINIMUM AREA OF PARCEL PROPOSED FOR DEVELOPMENT	N/A	PARCEL AREA: 41,250 SF (0.95 AC)
MINIMUM STREET FRONTAGE	N/A	450 FEET
FRONT BUILDING SETBACK	16 FEET	56 FEET
SIDE BUILDING SETBACK	25 FEET (ADJACENT TO RESIDENTIAL)	20 FEET
REAR BUILDING SETBACK	16 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	50 FEET	<50 FEET
NONRESIDENTIAL BUILDING SCALE	ARTERIAL - NO MAXIMUM FLOOR AREA	N/A
<b>PARKING</b>		
PARKING SPACES	REQUIRED: 1 PER 250 SF BUILDING	PROPOSED: 52 SPACES (27 EXISTING)
DISABLED PARKING SPACES	REQUIRED: 3 FOR 51-75 REQUIRED SPACES	PROPOSED: 3 SPACES (2 EXISTING)
BICYCLE PARKING SPACES	REQUIRED: 1 PER 15 PARKING SPACES	PROPOSED: 5 SPACES

**CERTIFICATE OF OWNERSHIP**

I, \_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS ARAPAYOS, LLC, CASE NO. LU-16-00143.

**OWNER OF RECORD OR AUTHORIZED AGENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }  
S.S. \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHAIRPERSON: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**CITY COUNCIL RATIFICATION**

RATIFIED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_,

RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

COVER SHEET  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 1 OF 8

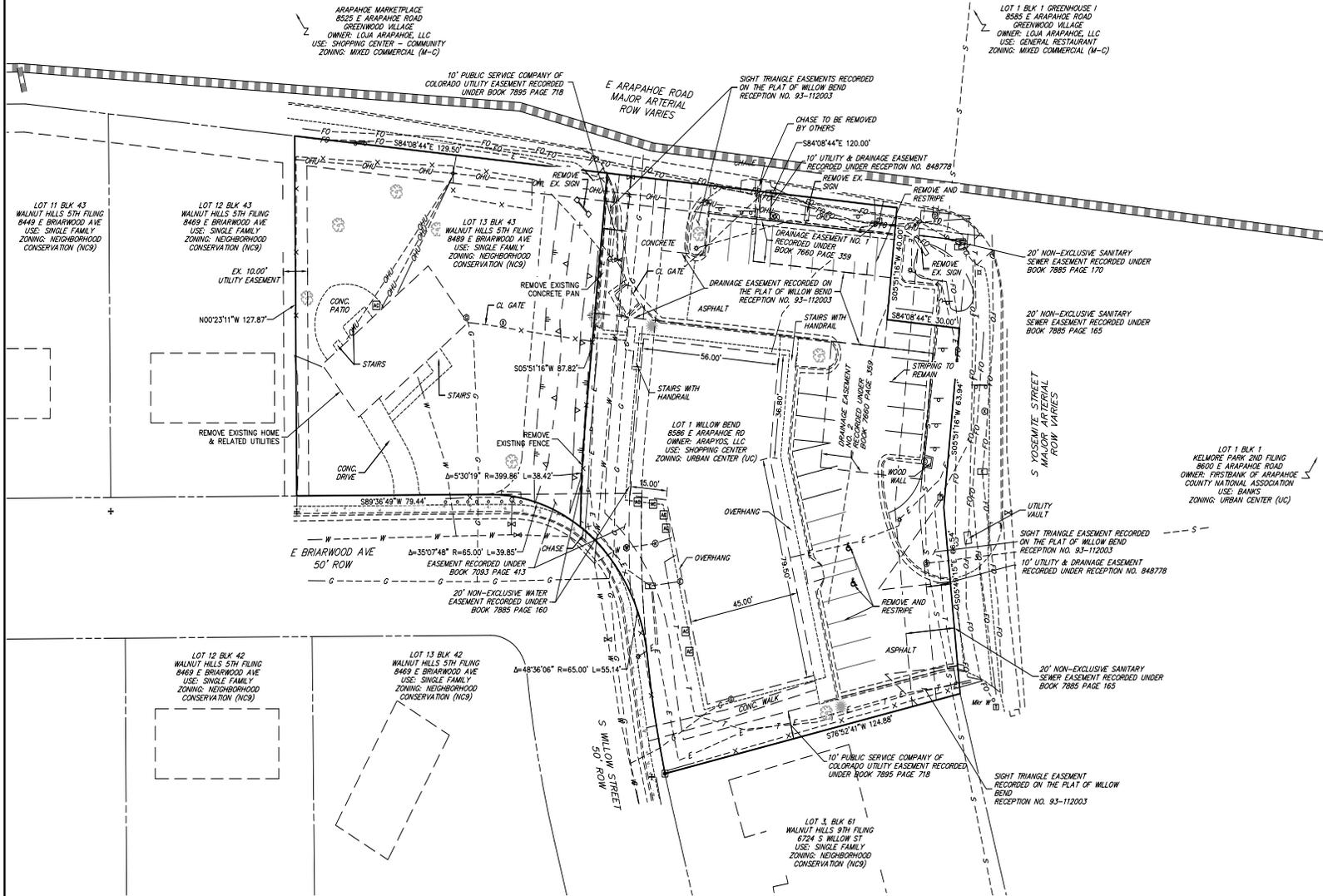


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# WILLOW BEND PARKING LOT SITE PLAN

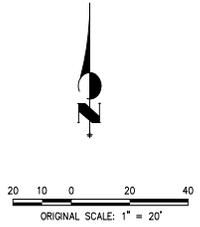
## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

### EXISTING CONDITIONS



#### LEGEND

EXISTING	
SECTION LINE	—————
BOUNDARY LINE	—————
PROPERTY LINE	—————
EASEMENT LINE	—————
RIGHT OF WAY	—————
CURB & GUTTER	=====
CONCRETE, SIDEWALK	—————
CENTERLINE	—————
WIRE FENCE	- - - - - X - - - - -
CABLE TV	- - - - - TV - - - - -
ELECTRIC	- - - - - E - - - - -
FIBER OPTIC	- - - - - FO - - - - -
GAS MAIN	- - - - - G - - - - -
IRRIGATION MAIN	- - - - - IRR - - - - -
OVERHEAD UTILITY	- - - - - OHU - - - - -
SANITARY SEWER	- - - - - S - - - - -
STORM DRAIN	=====
TELEPHONE	- - - - - T - - - - -
WATER MAIN	- - - - - W - - - - -
TOP OF SLOPE	—————
TOE OF SLOPE	—————
BUILDING	—————
FIRE HYDRANT	⊕
VALVE	⊕
SANITARY MANHOLE	⊕



EXISTING CONDITIONS  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 2 OF 8

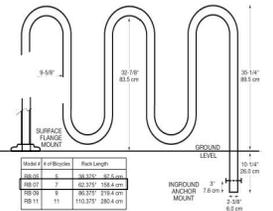
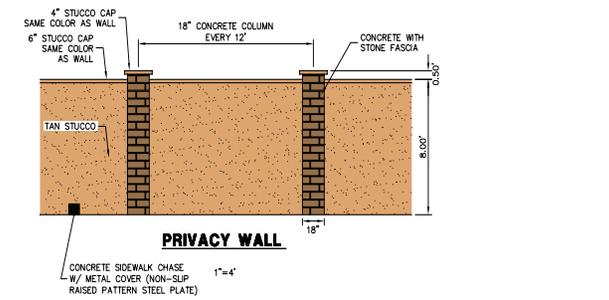
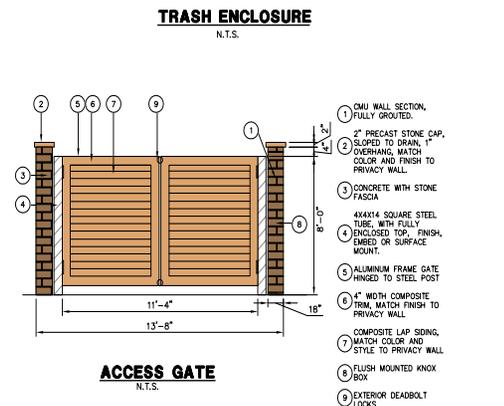
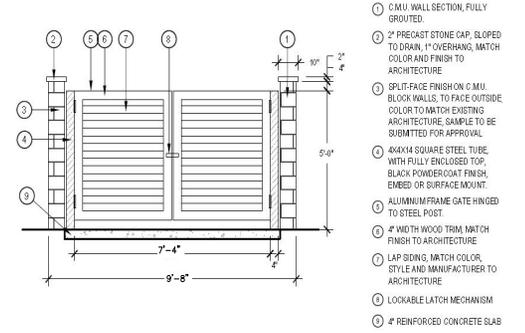
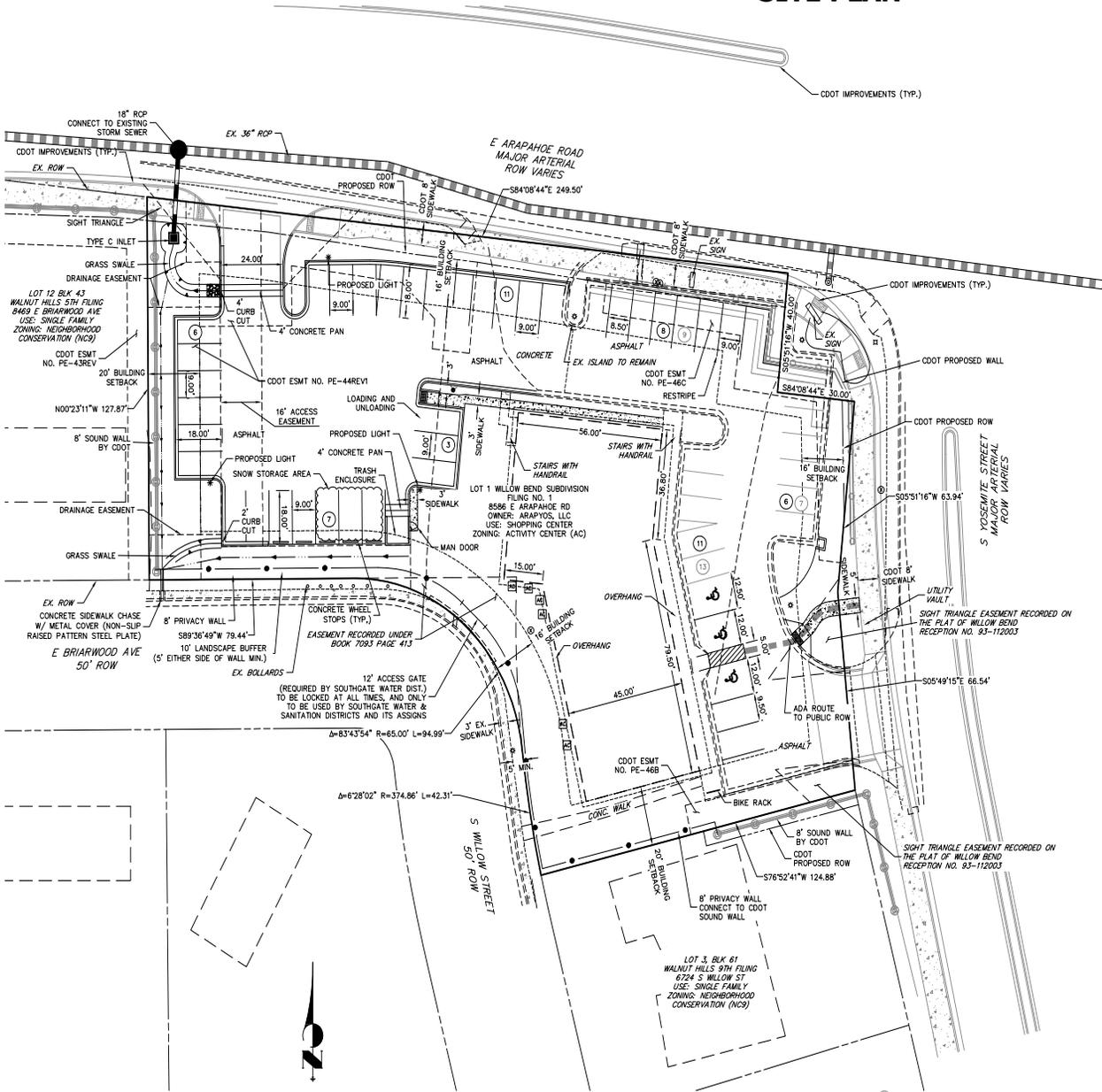


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# WILLOW BEND PARKING LOT SITE PLAN

## LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

### SITE PLAN



7 EXISTING PARKING COUNT (29 TOTAL)  
8 PROPOSED PARKING COUNT (52 TOTAL)

**BICYCLE 'RIBBON' RACK**  
N.T.S.

SITE PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 3 OF 8



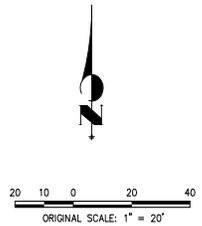
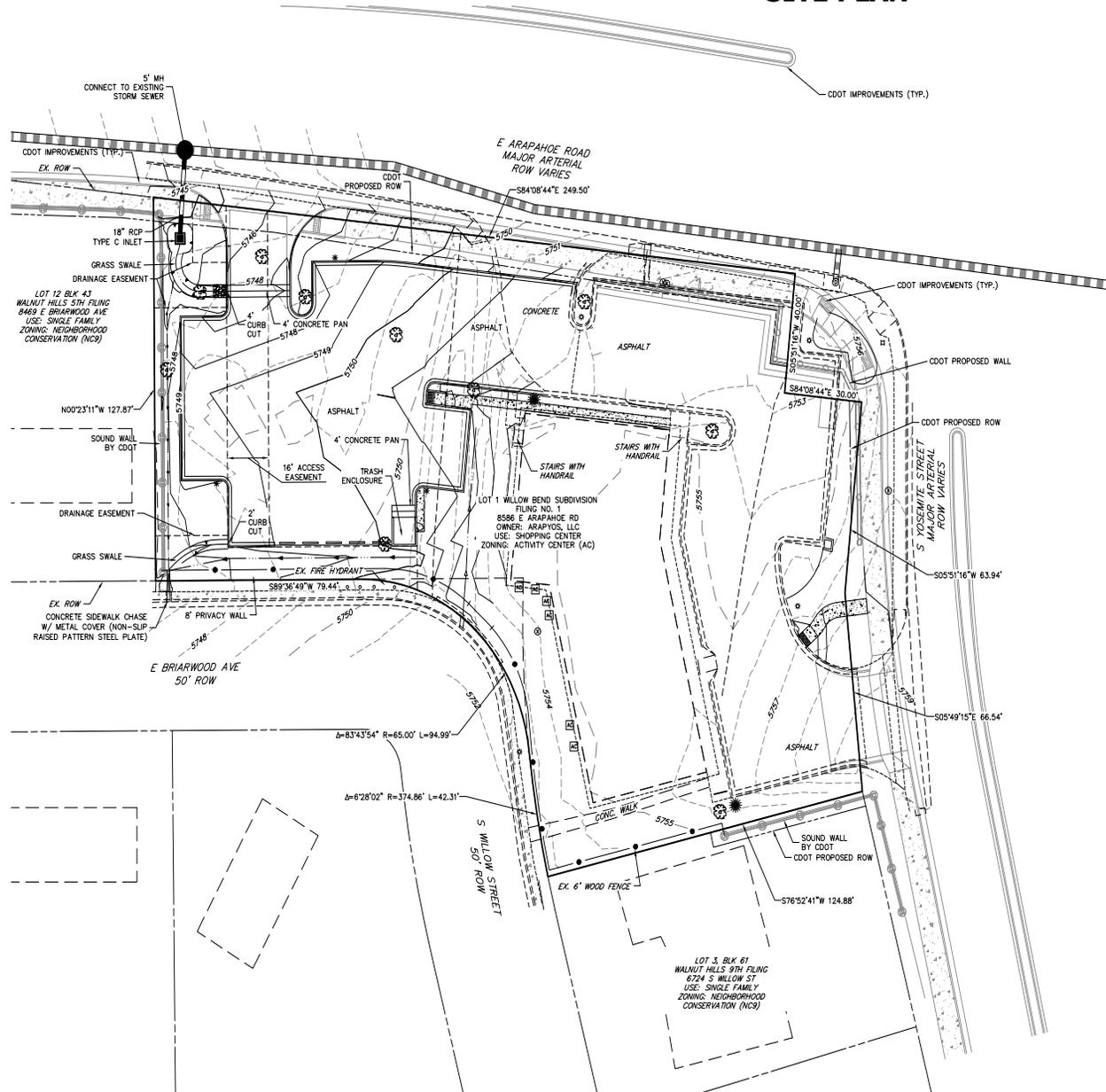
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# WILLOW BEND PARKING LOT SITE PLAN

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### SITE PLAN



GRADING AND DRAINAGE PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 4 OF 8

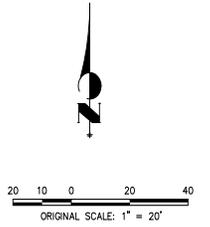
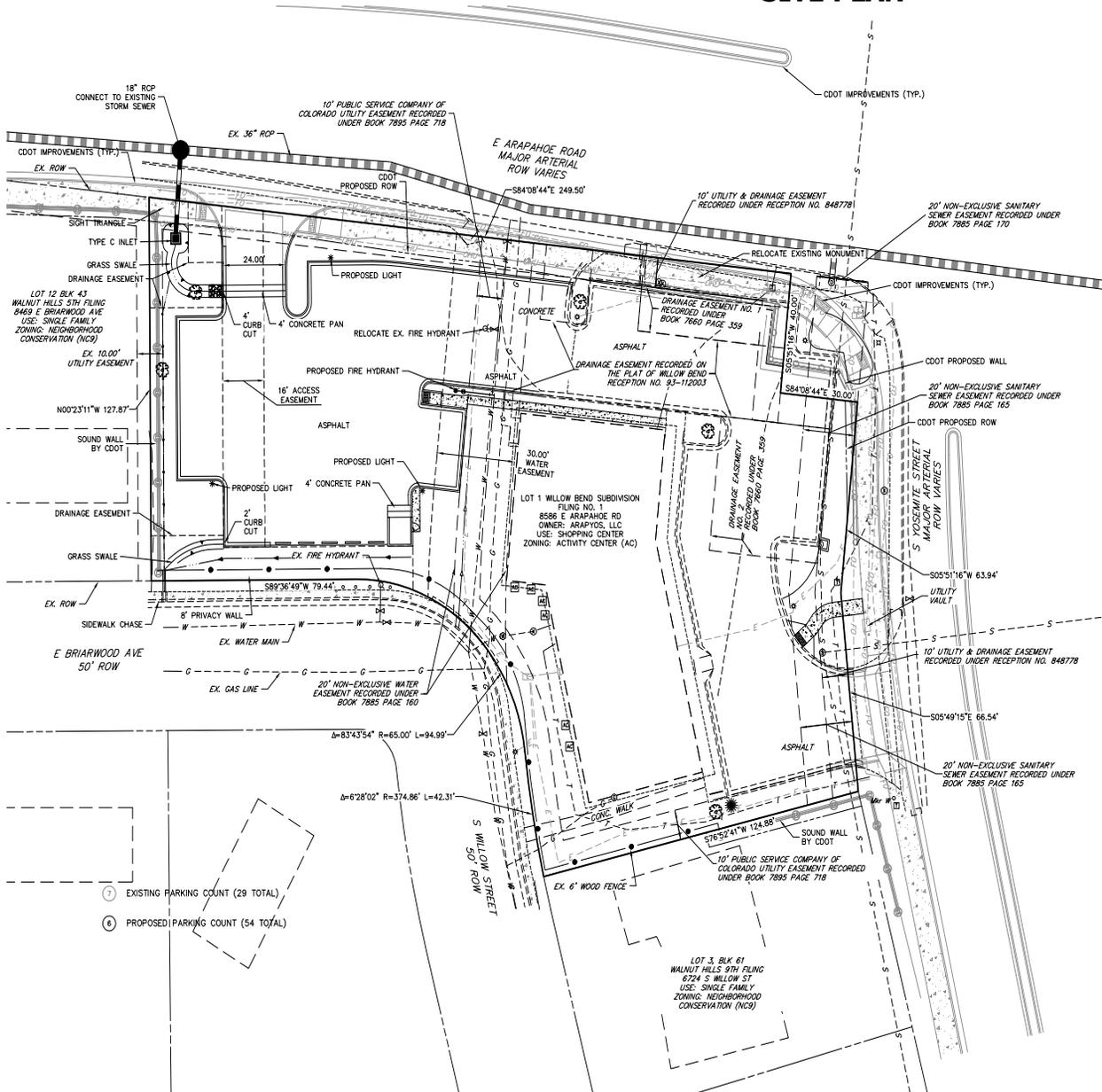


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# WILLOW BEND PARKING LOT SITE PLAN

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BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SITE PLAN



UTILITY PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 5 OF 8



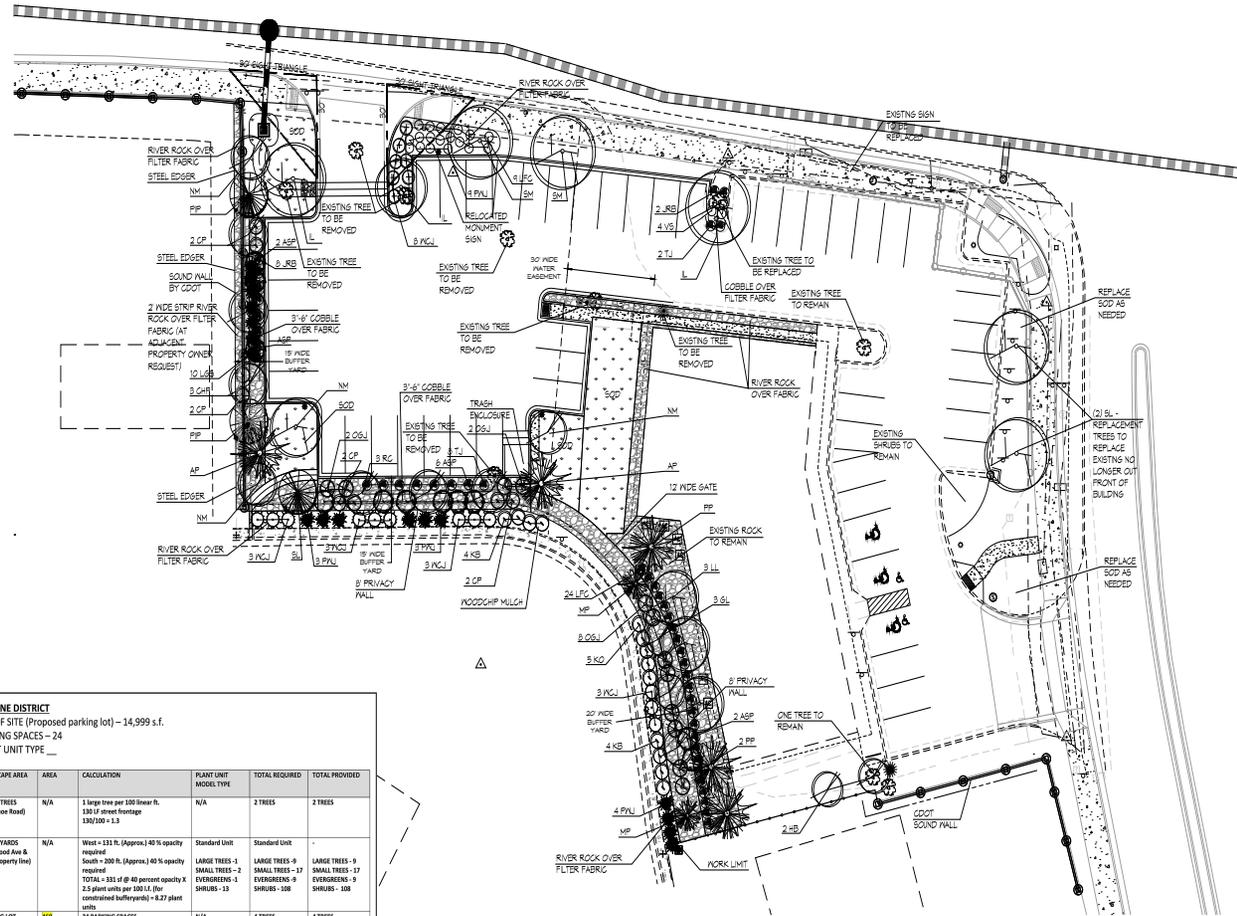
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# WILLOW BEND PARKING LOT SITE PLAN

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CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LANDSCAPE PLAN AND DETAILS

Plant Schedule - Arapahoe and S. Yosemite				
Qty	Plant Material	Botanical Name	Size	Dryland
<b>SHADE TREES</b>				
2	Schwedler Maple - SM	Acer plantanoides "Schwedler"	2" Cal.	
3	Littleleaf Linden - LL	Tilia Cordata "Littleleaf"	2" Cal.	
3	Chanticleer Pear - CHP	Pyrus calleryana "Chanticleer"	2" Cal.	X
2	Columnar Hornbeam - HB	Carpinus betulus "Fastigiata"	2" Cal.	X
3	Imperial Honeylocust - IL	Gleditsia triacanthos inermis "Imperial"	2" Cal.	X
3	Skyline Honeylocust - SL	Gleditsia triacanthos inermis "Skyline"	2" Cal.	X
4	Norway Maple - NM	Acer platanoides "Emerald Green"	2" Cal.	
<b>ORNAMENTAL TREES</b>				
11	Aspen - ASP	Populus tremuloides	1-1/2" Cal.	X
3	Radiant Crabapple - RC	Malus sp "Radiant"	1-1/2" Cal.	X
3	Ginnala Maple - GM	Acer ginnala	1-1/2" Cal.	X
<b>EVERGREEN TREES</b>				
3	Ponderosa Pine - PP	Pinus ponderosa	6' Ht.	X
2	Pinyon Pine - PIP	Pinus pinyon	6' tall	X
2	Austrian Pine - AP	Pinus nigra	6' tall	
2	Mugho Pine - MP	Pinus mugho	4' tall	X
<b>DECIDUOUS SHRUBS</b>				
8	Cistena Plum - CP	Prunus x cistena	5 Gal.	
4	Vanhoutte Spiraea - VS	Spiraea x vanhouttei	5 Gal.	
10	Japanese Red Barberry - JRB	Berberis thunbergii "Redleaf"	5 Gal.	X
9	Lowfast Cotoneaster - LFC	Cotoneaster dammeri "Lowfast"	5 Gal.	X
13	Kobaldi Barberry - KO	Berberis thunbergii "Kobaldi"	5 Gal.	X
<b>EVERGREEN SHRUBS</b>				
26	Tammy Juniper - TJ	Juniperus sabina tamarisifolia	5 Gal.	
4	Old Gold Juniper - OGI	Juniperus chinensis "Old Gold"	5 Gal.	
20	Wilton Carpet Juniper - WCJ	Juniperus "Wiltoni"	5 Gal.	X
19	Prince of Wales Juniper - PWJ	Juniperus "Prince of Wales"	5 Gal.	X
34	Low Grow Sumac - LGS	Rhus "Grow Low"	5 Gal.	X

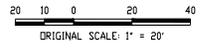
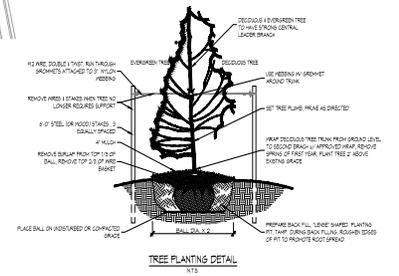
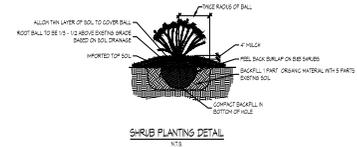


**Landscape Notes:**

Per Centennial Landscape Regulations, the following have been provided:  
 A mix of evergreen and deciduous trees and shrubs has been provided.  
 Proposed plant material is drought tolerant, with the exception of the large deciduous trees which are moderately drought tolerant only.  
 Sod areas have been limited to drainage easement areas and utilitarian (back of the building) areas.  
 An automatic sprinkler system shall be installed to water parking lot landscaping as well as public areas outside of the CDOT sound wall.  
 No shrubs above 6' height shall be located in the sight triangle areas.  
 Additional Notes:  
 All sod areas to be separated from shrub areas by 1/8" steel edger.  
 All shrub areas to be over 3' - 6" cobble stone over filter fabric. Minimum depth 6".  
 Soil amendments to be added in all shrub bed and sod areas at 3 cubic yards per 1,000 s'f area to a depth of 6".  
 No one tree exceeds 20% of total trees.  
 No one shrub exceeds 20% of total shrubs.  
 A 2-1/2 foot rock area shall separate the sod area from the building to protect the building foundation from water.

AC ZONE DISTRICT					
SIZE OF SITE (Proposed parking lot) - 14,999 s.f.					
PARKING SPACES - 24					
PLANT UNIT TYPE					
LANDSCAPE AREA	AREA	CALCULATION	PLANT UNIT MODEL TYPE	TOTAL REQUIRED	TOTAL PROVIDED
STREET TREES (Arapahoe Road)	N/A	1 large tree per 100 linear ft. 138 LF street frontage 138/100 = 1.3	N/A	2 TREES	2 TREES
BUFFERYARDS (between Ave & west property line)	N/A	West = 131 ft. (Approx.) 40% capacity required South = 200 ft. (Approx.) 40% capacity required TOTAL = 331 s'f @ 40 percent capacity = 132.4 plant units per 100 s'f. (for contained buffer yards) = 8.27 plant units	Standard Unit LARGE TREES - 3 SMALL TREES - 2 EVERGREENS - 4 SHRUBS - 13	Standard Unit LARGE TREES - 9 SMALL TREES - 17 EVERGREENS - 9 SHRUBS - 108	
PARKING LOT LANDSCAPING ISLANDS	14,999 s'f	24 PARKING SPACES 1 TREE PER 6 PARKING SPACES 24/6 = 4 TREES	N/A	4 TREES	4 TREES
STORMWATER DETENTION FACILITIES/OPEN SPACE	1,008 s'f	N/A	N/A	N/A	1,008 s'f
LANDSCAPE SURFACE RATIO	10%	54,998 s'f x 0.1 = 5,500	N/A		
LANDSCAPE AREA	1,008 s'f	0.25 PLANT UNITS PER 1,000 s'f	ALTERNATIVE A LARGE TREES - 1 SMALL TREES - 2 EVERGREENS - 4 SHRUBS - 13	N/A	N/A
TOTALS	TOTAL PROVIDED		TOTAL 6 REQUIRED LARGE TREES - 15 SMALL TREES - 17 EVERGREENS - 9 SHRUBS - 108	TOTAL 4 PROVIDED LARGE TREES - 20 SMALL TREES - 17 EVERGREENS - 9 SHRUBS - 111	

**Tree Schedule**  
 Six trees in existing parking lot, to be removed and replaced elsewhere in close proximity to original location 6 trees  
 Two trees shown on the original FDP, which are no longer alive, shall be replaced elsewhere in close proximity to original location. 2 trees



LANDSCAPE PLAN & DETAILS  
 WILLOW BEND PARKING LOT SITE PLAN  
 JOB NO. 12948.02  
 11/2/16  
 SHEET 6 OF 8  
 LANDSCAPE PLAN

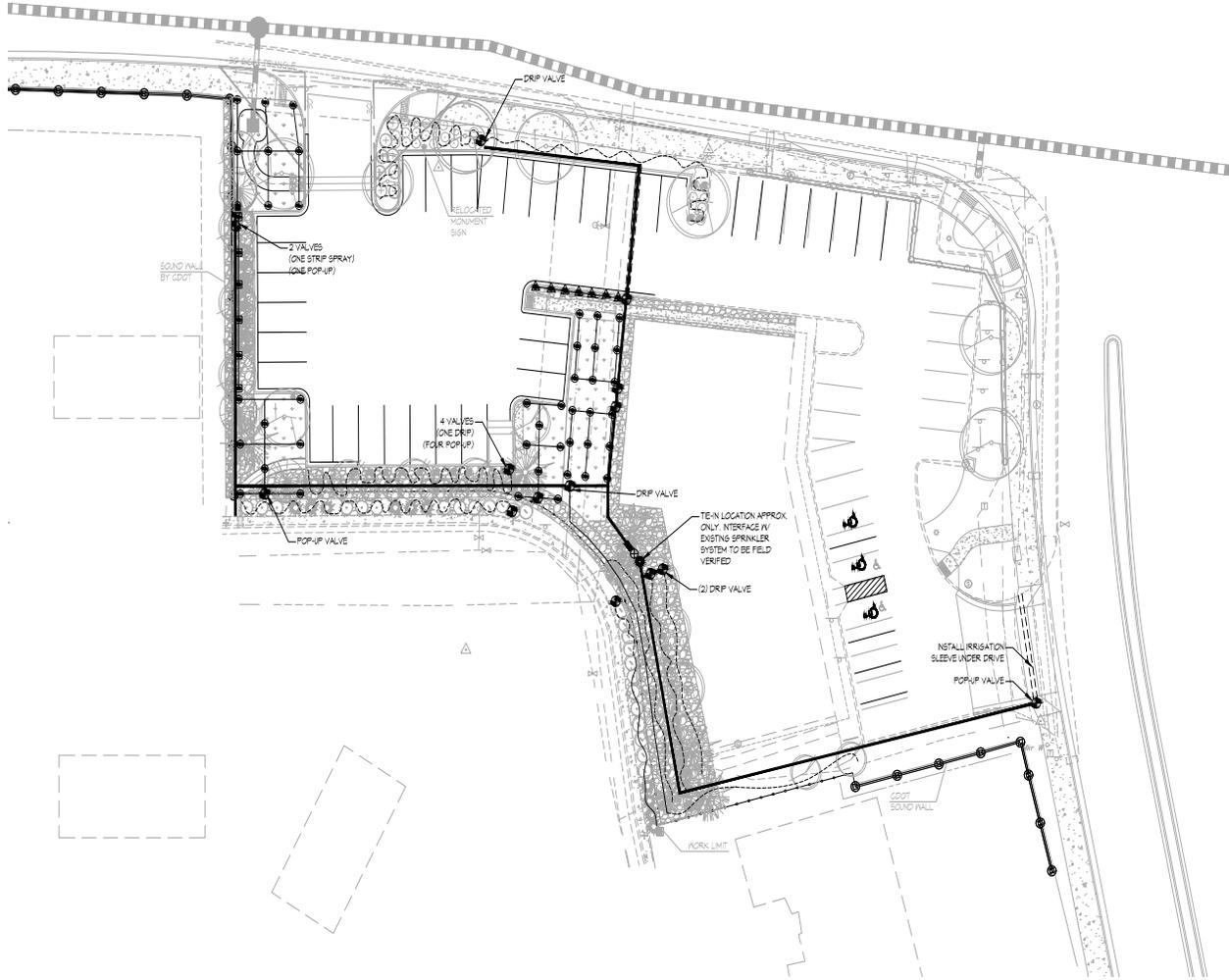


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# WILLOW BEND PARKING LOT SITE PLAN

LOT 1, WILLOW BEND SUBDIVISION FILING NO. 1  
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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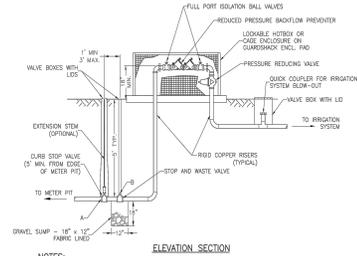
## IRRIGATION PLAN AND DETAILS



SYMBOL	EQUIPMENT	SIZE	DESCRIPTION
<b>IRRIGATION MATERIALS LIST</b>			
<b>WATER SOURCE</b>			
⊙	POINT OF CONNECTION	1"	BY LICENSED PLUMBER
⊗	STOP AND DRAIN VALVE	3/4"	BY LICENSED PLUMBER
■	REDUCED PRESSURE BFP	1-1/2"	FEBCO 825Y
<b>CONTROL</b>			
□	CONTROLLER	UP TO 42 STATIONS	HUNTER I-CORE MODULAR
<b>PIPING</b>			
—	MAINLINE PIPE	1-1/2"	PVC SCH 40 - AT 18" DEPTH
---	PAVEMENT SLEEVES	SEE PLAN	PVC SCH 40 - AT 18" DEPTH
<b>ELECTRIC VALVES</b>			
⊕	MASTER VALVE	1-1/2"	HUNTER IBV-151G-FS
⊙	VALVES - SPRAY AND ROTORS	1"	HUNTER PGV-100G-R
<b>DRIP ASSEMBLY</b>			
⊕	MEDIUM FLOW DRIP VALVES	1"	HUNTER PCZ-101
---	DRIP TUBE	4 GPH	HUNTER PLD-04-12-R
<b>SPRAY HEAD NOZZLES</b>			
■	POP-UP SPRAY HEADS	5'-15' R	RAINBIRD U SERIES
⊙	POP-UP SPRAY HEADS	12'-15' R	RAINBIRD 15 SERIES
▲	STRIP SPRAY HEADS		RAINBIRD

**NOTES:**

- 1) REDUCED PRESSURE ASSEMBLIES MUST BE INSPECTED AND TESTED BY A STATE OF COLORADO CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, EACH YEAR THEREAFTER AND AFTER ANY REPAIRS ARE PERFORMED TO THE UNIT.
- 2) REDUCED PRESSURE ASSEMBLIES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER AND STATE OF COLORADO REQUIREMENTS.
- 3) REDUCED PRESSURE ASSEMBLIES MUST BE PROTECTED FROM FREEZING. IT IS RECOMMENDED THAT THE REDUCED PRESSURE ASSEMBLY BE REMOVED, DRAINED AND STORED INSIDE DURING THE WINTER.
- 4) CHARGING AND WINTERIZATION PROCEDURES:  
CHARGING - CLOSE VALVE B, SLOWLY OPEN VALVE A, THEN VALVE B  
WINTERIZING - CLOSE VALVE A AND THEN VALVE B



**NOTES:**

1. ALL SPRINKLERS, VALVES, REDUCED PRESSURE ASSEMBLY AND PRESSURE REDUCING VALVE DOWNSTREAM OF THE WATER METER SETTER SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
2. THE CITY OF WESTMINSTER PROHIBITS ANYONE OTHER THAN AUTHORIZED CITY EMPLOYEES, FROM ACCESSING THE WATER METER.
3. IRRIGATION METER SETTER SHALL HAVE AN ANGLE DUAL CHECK VALVE ON THE OUTLET SIDE OF THE SENSOR (NEXT TO IRRIGATION SENSORS AND PIPING).
4. REDUCED PRESSURE ASSEMBLIES MUST BE INSPECTED AND TESTED BY A STATE OF COLORADO CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, EACH YEAR THEREAFTER AND AFTER ANY REPAIRS ARE PERFORMED TO THE UNIT.
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7. CHARGING AND WINTERIZATION PROCEDURES:  
CHARGING - CLOSE VALVE B, SLOWLY OPEN VALVE A, THEN VALVE B  
WINTERIZING - CLOSE VALVE A AND THEN VALVE B

LANDSCAPE PLAN & DETAILS  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
11/2/16  
SHEET 7 OF 8 IRRIGATION PLAN



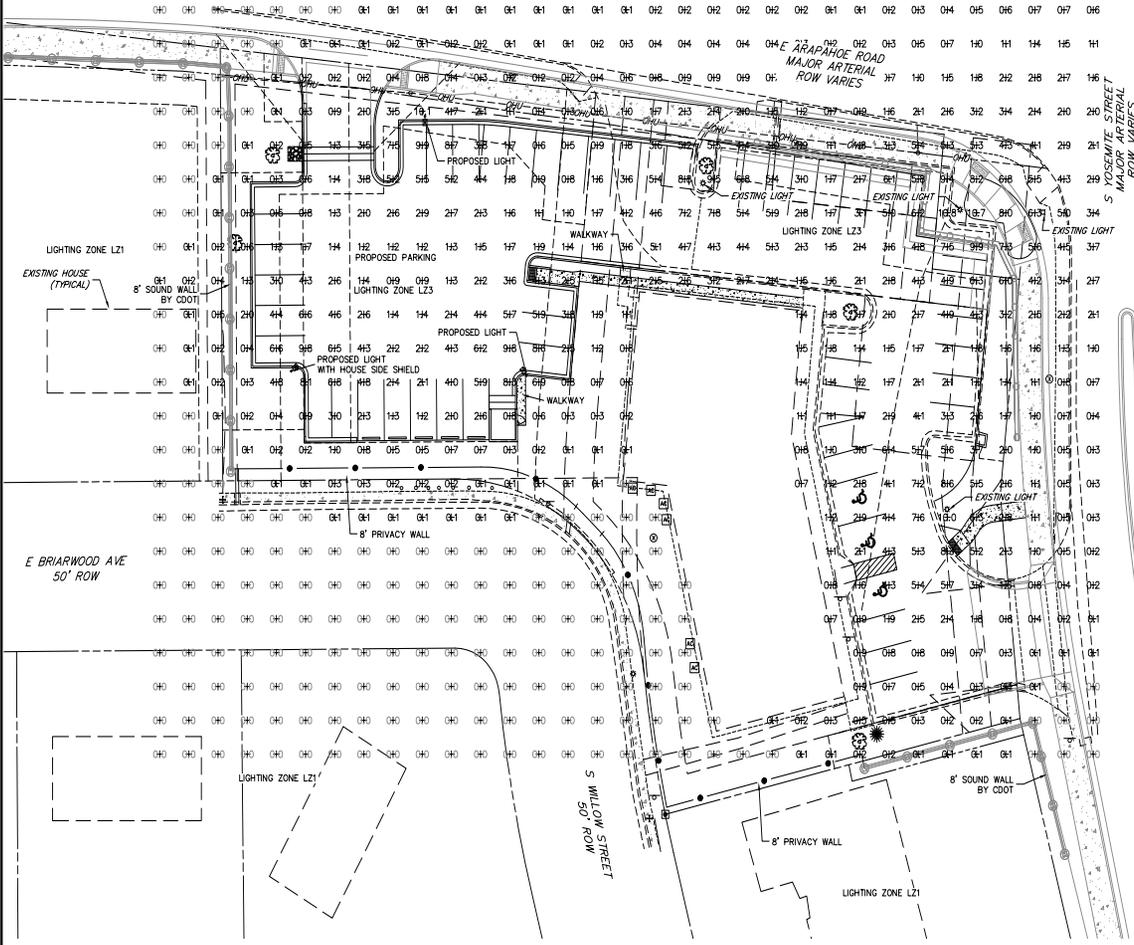
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# WILLOW BEND PARKING LOT SITE PLAN

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### LIGHTING PLAN



**DESCRIPTION**

The RidgeView™ LED area roadway luminaire is the compact, efficient, economical approach to LED area lighting. A pure white architectural form and LED technology, the RidgeView luminaire provides functional, low profile design with excellent operating performance. Pole mounting is available for applications that require uniform and energy-efficient illumination to parking lots and perimeter security lighting applications.

**SPECIFICATION FEATURES**

**Construction**  
Rugged one-piece, 8-ft cast aluminum housing exceeds the thermally conductive LED panel and electrical chamber. Low profile, 32" x 32" x 10" design meets minimums and fast installation. The unique light fixture panel is the thermally conductive housing. The unique light fixture panel allows for easy access to the electrical chamber.

**optics**  
Choice of passive, high-efficiency Avocado™ optic technology manufactured from injection-molded acrylic. Optics are precision designed to shape the distribution of the light application. Area LED Optic technology creates consistent distributions with the availability for most standard application requirements. Offered Standard 1500K CCT and 3000K CCT. For the additional level of light control, an optional house-side shield is available.

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and protection. Standard drivers feature electronic universal output (100-277V 50/60Hz), 50W or 48W 50W operation, greater than 95% power factor, less than 10% harmonic distortion, and is suitable for operation in -20°C to 40°C ambient environments. All fixtures are shipped standard with 120V/60Hz ballast and differential mode surge protection. LightBulb feature and IP66 enclosure rating and maintenance free LED sources maximize at 60,000 hours per 100,000 hours. Complete manual and dimming options available.

**Mounting**  
Can accommodate 1" arms inside but also available for easy pole mount. The fixture mounting is to be done during installation to prevent damage to the fixture.

#### Streetsworks

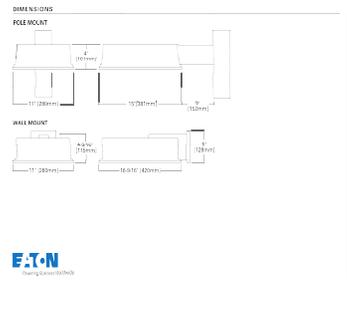
Category	Type
Project	
Comments	
Prepared By	



**RDG RIDGEVIEW**

1 - 4 LightBulb  
844-844-LED

AREA LUMINARE



**ORDERING INFORMATION**

Length Number: RDG-844-L-17-82

Ordering Information	Area Type	Ballast Type	Voltage	Distribution	Color
RDG-844-L-17-82	Area Type	Ballast Type	Voltage	Distribution	Color
RDG-844-L-17-82	Area Type	Ballast Type	Voltage	Distribution	Color

**CERTIFICATIONS**

UL Listed  
UL Type 1  
UL Type 2  
UL Type 3  
UL Type 4  
UL Type 5  
UL Type 6  
UL Type 7  
UL Type 8  
UL Type 9  
UL Type 10  
UL Type 11  
UL Type 12  
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UL Type 34  
UL Type 35  
UL Type 36  
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UL Type 41  
UL Type 42  
UL Type 43  
UL Type 44  
UL Type 45  
UL Type 46  
UL Type 47  
UL Type 48  
UL Type 49  
UL Type 50

**ILLUMINANCE VALUES (FOOTCANDLES)**

**PROPOSED WALKWAYS:**  
AVERAGE: 2.66  
MIN: 0.8  
MAX: 10.0  
AVG: MIN UNIFORMITY RATIO: 3.32:1 (4:1 MAX ALLOWED)

**PROPOSED PARKING:**  
AVERAGE: 3.20  
MIN: 0.5  
MAX: 9.9 (10 MAX ALLOWED)  
MAX: MIN UNIFORMITY RATIO: 19.8:1 (20:1 MAX ALLOWED)

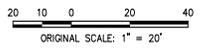
**PROPOSED LOAD: 291W**  
ALLOWED: 0.15W PER SF PARKING = 11,489 SF \* .15W = 1,723W ALLOWED  
EXISTING: ASSUMED 750W  
PROPOSED: 291W, TOTAL: 1041W

**LIGHTING SCHEDULE**

\* PROPOSED LIGHT - 12' POLE, 97W LED, 11,754 LUMENS

◊ EXISTING LIGHT - ASSUMED 20' POLE, 250W HPS, 28,000 LUMENS

- NOTES**
- THE MAINTENANCE FACTOR IS 1.0. GRID POINTS ARE 10' APART.
  - THE PROPOSED LIGHTS ARE TO MATCH THE EXISTING LIGHTS IN STYLE AND COLOR.
  - PROPOSED LIGHT FIXTURES ARE FULL CUT-OFF.
  - THE NEED FOR HOUSE SIDE SHIELDS WILL BE FIELD VERIFIED.



LIGHTING PLAN  
WILLOW BEND PARKING LOT SITE PLAN  
JOB NO. 12948.02  
1/2/16  
SHEET 8 OF 8



Centennial 303-740-8888 • Colorado Springs 719-589-2699  
Fort Collins 970-491-8888 • www.jrengineering.com

May 31, 2016

Mr. Michael Gradis  
**Planner II**  
**City of Centennial**  
13133 E. Arapahoe Road  
Centennial, CO 80112



**RE: Willow Bend – Subdivision Filing No. 1 Arapahoe and Yosemite- Letter of Intent-  
Submittal - Site Plan , Final Plat and Construction Plans- Case Nos. PS-16-00048  
and PS16-00025**

Dear Mr. Gradis:

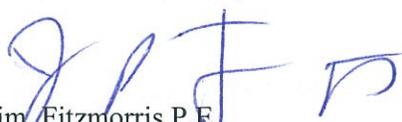
This letter is written on behalf of the owner of the project Arapyos LLC. This project is located on Lot 1 Willow Bend Subdivision Filing No. 1 in Arapahoe County, City of Centennial, CO. Property address is 8586 E. Arapahoe Road. Please see the attached site plan for the proposed project improvements. The engineer of record and owner representative is Jim Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112.

The proposal involves a proposed site plan, final plat and construction plans to expand parking for the adjacent existing commercial building onto a residential lot that was recently re-zoned. The existing commercial building on site is one story and used for retail. Both properties were recently re-zoned to AC zoning by the City of Centennial. A commercial building exists on the east property and a single family home exists on the west property. The area of both lots combined is 0.95 acres.

The site is just west Yosemite Street. The main access is off of Arapahoe Road. It is proposed to move the existing access point to the west along Arapahoe Road and to re-locate the monument sign as shown. Other site features are proposed as shown. A new exterior 8 foot privacy wall will be installed along the south side of the property as shown on the attached site plan.

The proposed parking expansion will be completed in one phase and is anticipated to be completed within 60 days from start of construction which will be determined at a later date. We request your support of this project.

Sincerely,  
**JR ENGINEERING, LLC**

  
Jim Fitzmorris P.E.  
Vice President



13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

**21 DAY EXTERNAL REFERRAL**

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED: 7/1/2016</b>	

**EXTERNAL REFERRAL AGENCIES**

ARAPAHOE COUNTY			
<input type="checkbox"/>	<b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/>	<b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/>	<b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/>	<b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson
CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS			
<input type="checkbox"/>	<b>CenCON – Gerry Cummins</b>	<input type="checkbox"/>	<b>CenCON – Tamara Maurer</b>
<input checked="" type="checkbox"/>	<b>HOA: Julie Gamec</b>	<input type="checkbox"/>	<b>HOA: Debra Vickrey</b>
<input type="checkbox"/>		<input type="checkbox"/>	
DISTRICTS			
<input type="checkbox"/>	<b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>	
<input type="checkbox"/>	<b>WATER DISTRICT:</b> Southgate	<input type="checkbox"/>	<b>SANITARY SEWER:</b> Southgate
<input type="checkbox"/>	<b>UTILITIES:</b> CenturyLink	<input type="checkbox"/>	<b>UTILITIES:</b> Xcel
<input type="checkbox"/>	<b>FLOODPLAIN:</b> Via email	<input type="checkbox"/>	<b>TRANSPORTATION:</b> Via email
<input type="checkbox"/>	<b>TRANSPORTATION:</b> Via email	<input type="checkbox"/>	<b>OTHER:</b> City of Greenwood Village
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee	<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee	<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee
<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee	<input type="checkbox"/>	<b>OTHER:</b> Community meeting attendee

REFERRAL COMMENT		SIGNATURE:
<input type="checkbox"/>	Have <b>NO</b> comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case: <div style="border: 1px solid red; padding: 5px; display: inline-block; margin: 5px;">Please see attached</div> <div style="border: 1px solid blue; padding: 5px; display: inline-block; margin: 5px;">JR - See response letter.</div> <hr/> <hr/> <hr/> <hr/> <hr/> (Attach additional sheets as necessary)	
		PRINT:
		Julie Gamec WHCA, Vice-Chair
		DATE:

June 30, 2016

**RE: Willow Bend Parking Lot Site Plan and Replat**  
**Case No. LU-16-00143 and LU-16-00144**  
**External Review Comments – Walnut Hills Civic Association**

Please find below the WHCA comments on the Site Plan and Replat.

Sheet 1 – Cover Sheet

Please remove “Home Owners Association” and from the *Drives, Parking and Utility Easements Maintenance, Landscape Maintenance* and *Private Open Space* notes. While the WHCA is not a homeowner’s association, we will not be responsible for any maintenance or upkeep of any of these areas and would like the references removed. As that this is a private development, and is technically outside of our boundary we do not want any assumptions on the public’s part that would lead to the WHCA being contacted for maintenance of these areas.

Please remove “adjacent property owners” from the *Landscape Maintenance* notes. In no way are the adjacent property owners responsible for the landscape maintenance of this private development and/or associated improvements. We do not want any assumptions on the public’s part that would lead the adjacent homeowners being contacted for maintenance of these areas.

In the *Public Improvements Note* there is an extra space about ½ down the paragraph.

Sheet 2 – Existing Conditions

Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed.

Sheet 3 – Site Plan

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 2*. Please extend the 8’ privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6’ wood fence from S. Willow Street to the CDOT sound wall.

Please ensure that kids (or others) cannot crawl under the privacy wall where the proposed drainage swale goes under the wall between the commercial parcel and Briarwood Avenue.

Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed.

Sheet 4 – Landscape Plan

Is it possible to request that a taller mature tree is placed on the western property line between the parking lot and the adjacent residence? Spring Snow Crabapples have a mature height of 20’-25’ feet. WHCA suggests investigating the use of Chanticleer Pear with a mature height of 25’-30’ to give additional privacy and visual protection to the adjacent homeowner.

Several trees are planted in the easements within the property. Will trees be allowed to be planted in the easements? If not, what impacts will that have on the landscape plan? If revisions are required, the WHCA would like to review updated drawings.

In the last public open house, there was discussion of a gate along S. Willow St. to allow access to the easements. The plan does not show a gate – has that requirement been lifted? As previously discussed, it is the WHCA's preference to not have a gate.

The planting area between the privacy wall and the sidewalk on S. Willow St. appears to only be approx. 5' wide. Plant material being placed in that area includes Redtwig Dogwood (mature spread 6'-10') and Old Gold Juniper (mature spread 4'-6'). The WHCA suggests that more columnar plant material is used to eliminate the sidewalks being overhung or blocked by plant material.

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 2*, please extend the 8' privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6' wood fence from S. Willow Street to the CDOT sound wall.

Call out for Washington Hawthorn is missing in the plant schedule.

Landscape Note #5 contradicts with *Site Triangle Maintenance* note on Sheet 1.

How deep will rock cobble be? Plans call for 3"-6" cobble but does not state a minimum depth. WHCA would like to ensure full coverage of the weed barrier.

Shrub detail calls for 4" of mulch. Is this different than the cobble?

Scale bar is incorrect.

#### Sheet 5 – Lighting Plan

Lighting Plan calls for 20' tall masts. Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, *Additional WHCA Comments & Concerns, No. 1*, please revise fixture selection and photometric plan to reflect the use of an 8' tall mast. It is the preference of the WHCA that no light extend into the adjacent residential property. As shown, there is light pollution approximately 20' onto the adjacent property.

Please feel free to contact me should you have any questions regarding these comments.

Regards,

Julie Gamec  
WHCA Vice-Chair  
303-263-6823  
[julezkat@aol.com](mailto:julezkat@aol.com)

August 17, 2016

Ms. Julie Gamec  
Walnut Hills Civic Association  
julezkat@aol.com



**Re: Land Use Case No. LU-16-00143, Willow Bend Parking Lot Site Plan  
Land Use Case No. LU-16-00144, Willow Bend Parking Lot Final Plat  
External Review Comments – Walnut Hills Civic Association**

Dear Ms. Gamec:

This letter is in response to the comments dated June 30, 2016. Your comments are in italicized text and our responses are in bold font. This letter accompanies the re-submittal.

Sheet 1 – Cover Sheet

*Please remove “Home Owners Association” and from the Drives, Parking and Utility Easements Maintenance, Landscape Maintenance and Private Open Space notes. While the WHCA is not a homeowner’s association, we will not be responsible for any maintenance or upkeep of any of these areas and would like the references removed. As that this is a private development, and is technically outside of our boundary we do not want any assumptions on the public’s part that would lead to the WHCA being contacted for maintenance of these areas. **This has been removed from the notes.***

*Please remove “adjacent property owners” from the Landscape Maintenance notes. In no way are the adjacent property owners responsible for the landscape maintenance of this private development and/or associated improvements. We do not want any assumptions on the public’s part that would lead the adjacent homeowners being contacted for maintenance of these areas. **This has been removed from the note.***

*In the Public Improvements Note there is an extra space about ½ down the paragraph. **The notes have been revised.***

Sheet 2 – Existing Conditions

*Please remove homeowner’s names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed. **The homeowner’s names have been removed.***

Sheet 3 – Site Plan

*Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 2. Please extend the 8’ privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6’ wood fence from S. Willow Street to the CDOT sound wall. **The fence has been revised to tie into the CDOT sound wall.***

Please ensure that kids (or others) cannot crawl under the privacy wall where the proposed drainage swale goes under the wall between the commercial parcel and Briarwood Avenue. **The opening will be only a small, fully enclosed sidewalk chase that will be too small for children and most pets.**

Please remove homeowner's names from parcel information on both sides of the development. While ownership is public record, the WHCA does not find this information to be of any relevance to this site plan and for the privacy of our homeowners ask that it is removed. **The homeowner's names have been removed.**

#### Sheet 4 – Landscape Plan

Is it possible to request that a taller mature tree is placed on the western property line between the parking lot and the adjacent residence? Spring Snow Crabapples have a mature height of 20'-25' feet. WHCA suggests investigating the use of Chanticleer Pear with a mature height of 25'-30' to give additional privacy and visual protection to the adjacent homeowner. **The Spring Snow Crabapple has been replaced with Chanticleer Pear.**

Several trees are planted in the easements within the property. Will trees be allowed to be planted in the easements? If not, what impacts will that have on the landscape plan? If revisions are required, the WHCA would like to review updated drawings. **The trees have been relocated.**

In the last public open house, there was discussion of a gate along S. Willow St. to allow access to the easements. The plan does not show a gate – has that requirement been lifted? As previously discussed, it is the WHCA's preference to not have a gate. **The gate has been added back to the plans per Southgate Water District's request.**

The planting area between the privacy wall and the sidewalk on S. Willow St. appears to only be approx. 5' wide. Plant material being placed in that area includes Redtwig Dogwood (mature spread 6'-10') and Old Gold Juniper (mature spread 4'-6'). The WHCA suggests that more columnar plant material is used to eliminate the sidewalks being overhung or blocked by plan material. **Wide spreading shrubs within the S. Willow Street buffer area have been substituted with more narrow species.**

Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 2, please extend the 8' privacy wall on the southern boundary of the property, between the existing building and the adjacent residence (6724 S. Willow St.). Currently, the site plan shows only the existing 6' wood fence from S. Willow Street to the CDOT sound wall. **The privacy fence is now extended to the sound wall.**

Call out for Washington Hawthorn is missing in the plant schedule. **Washington Hawthorn has been removed.**

Landscape Note #5 contradicts with Site Triangle Maintenance note on Sheet 1. **The note has been removed.**

How deep will rock cobble be? Plans call for 3"-6" cobble but does not state a minimum depth. WHCA would like to ensure full coverage of the weed barrier. **A note has been added that cobble mulch will be 6" deep.**

Shrub detail calls for 4" of mulch. Is this different than the cobble? **A note has been added that cobble mulch will be 6" deep.**

Scale bar is incorrect. **Revised.**

Sheet 5 – Lighting Plan

*Lighting Plan calls for 20' tall masts. Per previous conversations with the owner, as well as a written acceptance of the request in the Comment Response letter dated January 11, 2016, Additional WHCA Comments & Concerns, No. 1, please revise fixture selection and photometric plan to reflect the use of an 8' tall mast. It is the preference of the WHCA that no light extend into the adjacent residential property. As shown, there is light pollution approximately 20' onto the adjacent property. **The lights have been revised to be 12' in height. It was not possible to meet City of Centennial requirements for light uniformity in the parking lot at 8' in height. Footcandle measurements at the property line are now minimal and lights are now at least 20' from the property lines. The calculations used don't take into account the 8' wall, and if the wall is taken into consideration, very little light will actually spill off of the property line.***

Please contact me should you have any questions or concerns regarding this response letter or the re-submittal documents at 303-267-6185 or [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com).

Sincerely,

**JR ENGINEERING, LLC**



James P. Fitzmorris P.E., LEED AP  
Vice President



13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

**21 DAY EXTERNAL REFERRAL**

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, return to the Community Development Department on or before the date indicated below.

<b>Case Name: Willow Bend Parking Lot Site Plan and Replat</b>	
<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED:</b> 7/1/2016	

**EXTERNAL REFERRAL AGENCIES**

ARAPAHOE COUNTY	
<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING</b>
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PLANNING</b>
CITIZEN'S ORGANIZATIONS / HOME & BUSINESS	
<input type="checkbox"/> <b>CenCON</b> – Gerry Cummins	<input type="checkbox"/> <b>COMMUNITY DEVELOPMENT</b>
<input type="checkbox"/> <b>HOA:</b> Julie Gamec	<input type="checkbox"/> <b>HOMEOWNERS ASSOCIATION</b>
<input type="checkbox"/>	<input type="checkbox"/>
DISTRICTS	
<input type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/> <b>SOUTH METRO</b>
<input type="checkbox"/> <b>WATER DISTRICT:</b> Southgate	<input type="checkbox"/> <b>SOUTHGATE</b>
<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITY</b>
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>FLOODPLAIN</b>
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>TRANSPORTATION</b>
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER</b>
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER</b>
<input checked="" type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER</b>

JR - The light poles have been shortened 8' in height to 12' and the light closest to your property will have a house side shield to further prevent light from hitting your property. The lights also are now at least 20' from your property line. The lighting model does not take the sound wall into account, and so light measurements past the wall are actually significantly lower.  
 The drainage from the north half of the lot will travel through a grass swale and then will be collected in an inlet and piped into Arapahoe Road. The drainage from the south half of the lot will be collected in a grass swale that will absorb some of the runoff before it is released into the road.

REFERRAL COMMENT	
<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b>
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <i>I am concerned with the lighting placement and intensity as it directly affects my property. Also, I am very concerned about drainage that will take place due to rain, snow and plowing of the parking lots.</i> (Attach additional sheets as necessary)	<b>PRINT:</b> <i>Travis Keller</i>
	<b>DATE:</b> <i>6-20-16</i>

## Michael Gradis

---

**From:** Randy Lutton  
**Sent:** Monday, June 27, 2016 7:34 PM  
**To:** Michael Gradis  
**Cc:** Andrea Suhaka  
**Subject:** Re: Willow Bend Parking Lot Community Meeting Comment Request

Michael,

Thanks for taking our comments/concerns.

At the April 19th meeting, I expressed concern that on the plans presented, the 8' privacy wall did not appear to extend from the southwest corner of the property and connect to the CDOT sound wall. Marvin Boyd assured us that the wall would be there, but he was also trying to get CDOT to extend their wall to Willow St. We cannot leave the existing 6' wood fence in place. Regardless of whether CDOT will extend their sound wall, the 8' privacy wall along the southern end needs to be on these drawings, replacing the 6' wood fence and connecting to the CDOT sound wall.

Also at the April 19th meeting, we discussed that the plans presented showed a gate in the privacy wall. These plans do not show the gate. I just want to make sure there is no longer a plan to place a gate.

Sincerely,  
-Randy Lutton  
6724 S. Willow St.

JR - The privacy wall has been extended to meet the sound wall along the property line, and the existing wood fence will be removed.  
Southgate Water District is requiring a gate, and the gate has been added to the plans.

On Wed, Jun 15, 2016 at 5:04 PM, Michael G

Dear Interested Party,

You are receiving this message because you attended a Community Meeting on April 19, 2016 held at the Good Shepherd Episcopal Church for the development of a parking lot adjacent to the Willow Bend Shopping Center.

---

---



REFSP16-00074

13133 E. Arapahoe Road  
 Centennial, CO 80112  
 (P): 303-325-8000  
 (F): 303-790-1061  
 www.centennialco.gov

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<b>Case Number: LU-16-00143 and LU-16-00144</b>	
<b>CASE PLANNER:</b> Michael Gradis	<b>EMAIL:</b> mgradis@centennialco.gov
<b>PHONE:</b> 303-754-3356	<b>DATE OF REFERRAL:</b> 6/10/2016
<b>DATE TO BE RETURNED:</b> 7/1/2016	

**EXTERNAL REFERRAL AGENCIES**

**ARAPAHOE COUNTY**

<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson

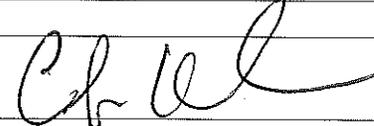
**CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS**

<input type="checkbox"/> <b>CenCON – Gerry Cummins</b>	<input type="checkbox"/> <b>CenCON – Tamara Maurer</b>
<input type="checkbox"/> <b>HOA: Julie Gamec</b>	<input type="checkbox"/> <b>HOA: Debra Vickrey</b>
<input type="checkbox"/>	<input type="checkbox"/>

**DISTRICTS**

<input checked="" type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>
<input type="checkbox"/> <b>WATER DISTRICT:</b> Southgate	<input type="checkbox"/> <b>SANITARY SEWER:</b> Southgate
<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITIES:</b> Xcel
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>OTHER:</b> City of Greenwood Village
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee

**REFERRAL COMMENT**

<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b> 
<input checked="" type="checkbox"/> Have the following comments to make related to the case:  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="font-size: 1.2em; margin: 0;">THE HYDRANT IS REQUIRED TO          BE LOCATED IN ISLAND DUE          SOUTH.</p> </div> <p>(Attach additional sheets as necessary)</p>	<b>PRINT:</b> CHRIS KENICHAVE  <div style="border: 1px solid blue; padding: 5px; margin: 5px 0; color: blue;"> <p>JR - The hydrant has been relocated.</p> </div>
	<b>DATE:</b> 6/24/16



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<input type="checkbox"/> <b>PLANNING DIVISION:</b> Jennifer Newton	<input type="checkbox"/> <b>ENGINEERING DIVISION:</b> Jennifer Newton
<input type="checkbox"/> <b>SHERIFF'S OFFICE:</b> Brian McKnight	<input type="checkbox"/> <b>PUBLIC SAFETY BUREAU:</b> Chief Glenn Thompson

**CITIZEN'S ORGANIZATIONS / HOME & BUSINESS OWNER'S ASSOCIATIONS**

<input type="checkbox"/> <b>CenCON – Gerry Cummins</b>	<input type="checkbox"/> <b>CenCON – Tamara Maurer</b>
<input type="checkbox"/> <b>HOA: Julie Gamec</b>	<input type="checkbox"/> <b>HOA: Debra Vickrey</b>
<input type="checkbox"/>	<input type="checkbox"/>

**DISTRICTS**

<input type="checkbox"/> <b>FIRE DISTRICT:</b> South Metro	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>WATER DISTRICT:</b> Southgate	<input checked="" type="checkbox"/> <b>SANITARY SEWER:</b> Southgate
<input type="checkbox"/> <b>UTILITIES:</b> CenturyLink	<input type="checkbox"/> <b>UTILITIES:</b> Xcel
<input type="checkbox"/> <b>FLOODPLAIN:</b> Via email	<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email
<input type="checkbox"/> <b>TRANSPORTATION:</b> Via email	<input type="checkbox"/> <b>OTHER:</b> City of Greenwood Village
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee
<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee	<input type="checkbox"/> <b>OTHER:</b> Community meeting attendee

**REFERRAL COMMENT**

<input type="checkbox"/> Have <b>NO</b> comments to make on the case as submitted	<b>SIGNATURE:</b> 
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <u>PLEASE REFER TO</u> <u>ATTACHED LETTER</u> <hr/> <hr/> <hr/> <hr/> (Attach additional sheets as necessary)	<b>PRINT:</b> <u>CHRISTINA BACA</u>
	<b>DATE:</b> <u>7/1/14</u>



July 1, 2016

Delivered via email: [mgradis@centennialco.gov](mailto:mgradis@centennialco.gov)

Mr. Michael Gradis  
City of Centennial  
13133 E. Arapahoe Road  
Centennial, CO 80112

**RE: Referral for Case No. LU-16-00143 and LU-16-00144  
Willow Bend Parking Lot Site Plan and Replat  
8586 E. Arapahoe Road, Centennial, CO and  
8489 E. Briarwood Avenue, Centennial, CO  
SPNs: 2075-28-1-25-001 and 2075-28-1-02-014**

Dear Mr. Gradis,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on June 14, 2016. The subject property is within the boundaries of Southgate and is currently serviced by Southgate. Southgate comments are as follows:

1. Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate’s Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate’s website: [www.southgatedistricts.org](http://www.southgatedistricts.org)
  - a. Plans need to be submitted for the hydrant relocation.
  - b. The water and sewer service lines for the residential property must be abandoned at the main and inspected
2. Extensions to Southgate’s systems, and any existing mains, are required to be located in a minimum of 30’ public right-of-way (ROW) or easement without encumbrances and encroachments and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.
  - a. Southgate has 2 existing easements located on the property – encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, planters, islands, medians, posts, signs, etc.

- b. All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.
  - c. Unimproved easements shall be a minimum of 50' and graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.
  - d. Improved easements shall be a paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.
- 3. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.
  - 4. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.
  - 5. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

You may contact me at [cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org) or (303) 713-7746 with questions.

Sincerely,



Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts

cc: David Irish, Southgate Water & Sanitation Districts;  
File

August 17, 2016

Ms. Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts  
[cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org)  
Ph: (303) 713-7746



**Re: Response Letter Case No. LU-15-00306  
Willow Bend Parking Expansion Rezoning  
8586 E. Arapahoe Road, Centennial  
SPN: 2075-28-1-25-001**

Dear Ms. Baca:

This letter is in response to the comments dated July 1, 2016. Your comments are in italicized text and our responses are in bold font. This letter accompanies the re-submittal.

**GENERAL COMMENTS:**

1. *Proposed water and sewer infrastructure design was not reviewed with this submittal – water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate’s Rules & Regulations and Specifications. Information on the review process and submittal requirements can be found on Southgate’s website: [www.southgatedistricts.org](http://www.southgatedistricts.org)*
  - a. *Plans need to be submitted for the hydrant relocation.*  
**Noted. Plans will be submitted.**
  - b. *The water and sewer service lines for the residential property must be abandoned at the main and inspected.*  
**This will be added to the plans.**
2. *Extensions to Southgate’s systems and any existing mains, are required to be located in a minimum of 30’ public right-of-way (ROW) or easement without encumbrances and encroachment and minimum required clearances from other utilities, edges of ROW/easement, flow-lines, etc.*
  - a. *Southgate has 2 existing easements located on the property – encroachments are not permitted. Encroachments include structures, buildings, fences, walls, retaining walls, parking, curb & gutter crossings, trees, woody plants, nursery stock, plants, islands, medians, posts, signs, etc.*  
**Per July 18 email, encroachment will be allowed if the easement is extended to 30’ in width.**

b. *All easements shall be drivable with Southgate equipment, including a combination jet/vacuum truck, without traversing encroachments, such as curb and gutter, walkways, landscaping, etc.*

**The parking lot will be drivable.**

c. *Unimproved easements shall be a minimum of 50' and graded for driving purposes and may be landscaped with sod, bark or gravel. Trees, shrubs and woody plants are not permitted.*

**Noted.**

d. *Improved easements shall be paved (no pavers) roadway with a minimum paving width of 29' flow-line to flow-line or 26' flow-line to flow-line with an attached walk.*

**Noted.**

3. *The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees and potential system improvements, will be borne by the property owner.*

**Noted.**

4. *The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.*

**Noted.**

5. *Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.*

**Noted.**

Please contact me should you have any questions or concerns regarding this response letter or the re-submittal documents at 303-267-6185 or [jfitzmorris@jrengineering.com](mailto:jfitzmorris@jrengineering.com).

Sincerely,

**JR ENGINEERING, LLC**

  
James P. Fitzmorris P.E., LEED AP  
Vice President



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 28, 2016

City of Centennial Planning Department  
13133 East Arapahoe Road  
Centennial, CO 80112

Attn: Michael Gradis

**Re: Willow Bend Parking Lot Expansion  
Case #s LU-16-00143 and LU-16-00144**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plans for **Willow Bend Parking Lot Expansion** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**CITY OF CENTENNIAL, COLORADO**  
**PLANNING AND ZONING COMMISSION**  
**RESOLUTION 2016-PZ-R-28**

**A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND  
ZONING COMMISSION APPROVING THE WILLOW BEND PARKING  
LOT SITE PLAN (CASE NO. LU-16-00143)**

WHEREAS, pursuant to the Home Rule Charter of the City of Centennial (“City”) and Article 23, Title 31 of the Colorado Revised Statutes, the City has authority to regulate the development of land, streets and utilities within the City for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, through the City of Centennial 2011 Land Development Code (“LDC”), site plans are approved by the City Council, the Planning and Zoning Commission or the Director of Community Development (“Director”); and

WHEREAS, JR Engineering, LLC (the “Applicant”) on behalf of Arapyos, LLC (the “Owner”) submitted an application for a site plan designated as the Willow Bend Parking Lot Site Plan (“Site Plan”) to allow for a new parking lot to serve the existing Willow Bend Shopping Center building to the east on certain property generally located at the southeast corner of East Arapahoe Road and South Yosemite Street in the City of Centennial, County of Arapahoe, State of Colorado, which property consists of 0.94 acres, more or less, and is described with particularity in the Site Plan (the “Property”); and

WHEREAS, the Site Plan qualifies for Planning and Zoning Commission approval, which approval must be ratified by City Council in accordance with the applicable provisions of the LDC; and

WHEREAS, the Property is governed by the zoning requirements of the Activity Center (AC) zoning district under the LDC; and

WHEREAS, the Planning and Zoning Commission conducted a duly noticed public hearing on November 9, 2016 to consider the Site Plan; and

WHEREAS, the administrative record for this case includes, but is not limited to, the City of Centennial Land Development Code, City of Centennial Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report presented to Planning and Zoning Commission, the application and all other submittals of the Applicant or the Owner, the Site Plan, and the tape recording and minutes of the Planning and Zoning Commission meeting at which the Site Plan was considered.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTENNIAL, COLORADO, THAT:**

**Section 1.** The foregoing recitals are incorporated herein as findings of the Planning and Zoning Commission.

**Section 2.** The Planning Commission hereby approves the Willow Bend Parking Lot Site Plan, Case No. LU-16-00143, based on a determination that all applicable standards of the LDC have been met.

**Section 3.** Approval of the Site Plan shall be and is subject to the following conditions of approval:

- a. The Applicant and Owner shall resolve and correct any technical issues as directed by City staff prior to recordation of the Site Plan mylar; and
- b. The Applicant and Owner shall pay any and all remaining fees and costs incurred by the City and its consultants in review and processing of the application in full prior to recordation of the Site Plan mylar.

**Section 4.** The Community Development Department is authorized to make any changes to the mylar form of the approved Site Plan as may be needed to conform the Site Plan to the form and content requirements of the LDC in effect at the time the Site Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect upon its approval by the City of Centennial Planning and Zoning Commission.

ADOPTED by a vote of \_\_\_ in favor and \_\_\_ against this 9<sup>th</sup> day of November, 2016.

**PLANNING AND ZONING  
COMMISSION FOR THE CITY OF  
CENTENNIAL, COLORADO**

\_\_\_\_\_  
Andrea Suhaka, Chairperson

ATTEST:

Approved As To Form:

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

By:\_\_\_\_\_  
For City Attorney's Office



**Planning and Zoning Commission  
Long Range Agenda  
November 9, 2016**

**November 16, 2016 – Special Meeting**

**Project Name:** South Suburban Parks and Recreation Expansion

**Location:** Located northeast of the intersection of E. County Line Road and S. Colorado Blvd., 7900 & 3650 S. Colorado Blvd.

**Case Planner:** Derek Holcomb

**Description:** Construction of 2 additional shelter structures, a minor addition to the existing club house, and replace/expand the existing cart barn storage building.

**Training:** How to Read a Site Plan

**December 14, 2016**

**Project Name:** LDC Amendment – Commercial Vehicles