



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>)

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 NC₉, 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)
ZONING	Activity Center	Activity Center
PERMITTED USES	Per Section 12-2-301, <i>Use Tables</i> of the LDC Generally: commercial development	Retail with accessory vehicle parking.
BUILDING MAX HEIGHT	50 feet	N/A
MINIMUM BUILDING/PARKING SETBACKS	North (E. Arapahoe Rd.): 16 feet South (E. Briarwood Ave.): 12 feet East (internal to site): N/A West (Residential, NC ₉): 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 ₉): 12 feet
PARKING RATIOS	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)
LIGHTING ZONE/MAX POLE HEIGHT	Lighting Zone 3 (LZ-3) The maximum height of light poles shall be: <ul style="list-style-type: none"> • 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. • 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. • 35 feet when located <i>more than</i> 100 feet from the property line of areas zoned for residential uses. 	Lighting Zone 3 (LZ-3) New poles will be 12 feet.
LANDSCAPE SURFACE RATIO	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 (GESC) 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
COMMUNITY GROUPS / MEETING ATTENDEES / OTHER COMMENTS RECEIVED				
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.
AGENCIES				
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 NC₉ 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:

*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