



Staff Report

TO: Planning and Zoning Commission

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

DATE OF MEETING: November 16, 2016

DATE OF SUBMITTAL: November 9, 2016

SUBJECT: South Suburban Golf Course Improvements Site Plan (LU-16-00169)

DISTRICT/LOCATION: District 3 – 7900 S. Colorado Blvd. (goo.gl/S8UiPI)

1. **Executive Summary:**

South Suburban Parks and Recreation District (SSPRD) proposes to construct an expansion to the existing golf course club house and to reconstruct existing accessory buildings to the north side of the club house. There are other associated parking lot and cart path improvements included with the expansion. The site is located at 7900 S. Colorado Blvd., northeast of the S. Colorado Blvd. and E. County Line Rd. intersection (the “Subject Property”). The Subject Property is approximately 207.35 acres in size and is currently zoned Public Open Space and Recreation (OSR). The area included within the development is approximately one acre in size.

2. **Discussion:**

The OSR zone district is intended to allow for the improvement of existing recreational buildings and associated accessory uses and structures. The expansion to the existing golf course club house and reconstruction of existing accessory buildings complies with the intent of the approved zoning. A current zoning map for the Subject Property is attached to this report.

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 (the “Director”) 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.

The South Suburban Golf Course Improvements Site Plan is located within 500 feet of a residentially zoned parcel, the area of impact to the parcel is less than ten acres, and the Site Plan will not include a structure greater than 30 feet in height. Therefore, the Planning and Zoning Commission will consider approval of the Site Plan, with ratification by the Council.

A development criteria comparison chart is contained below to demonstrate the Site Plan application’s compliance with the underlying development standards for the NC_{MF} zone district.

Development Criteria Comparison Chart

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED LU-16-00169
ZONING	OPEN SPACE AND REC	OPEN SPACE AND REC
PARCEL AREA AND LOT WIDTH	N/A	TRACT A & B – 207.354 AC
PERMITTED USES	OUTDOOR RECREATION, OTHERS	GOLF COURSE AND PARK
MAX BUILDING HEIGHT	35 FT	21 FT
MINIMUM BUILDING SETBACKS	1 FT PER FT OF BLDG HEIGHT	VARY, GREATER THAN 35 FT
MINIMUM PARKING SETBACKS	N/A	–
MAX BLDG COVERAGE (IF APPLICABLE)	N/A	–
PARKING RATIOS	* SEE BELOW	203 SPACES PROVIDED
ADA PARKING	7 (BASED ON 201 TO 300 TOTAL)	8 PROVIDED (2 VAN)
BICYCLE PARKING	1 PER 15 VEHICLE SPACES	14 BICYCLE SPACES
LOADING ZONE (IF REQUIRED)	–	N/A
LIGHTING ZONE/MAX POLE HEIGHT	LZ1	–
LANDSCAPE SURFACE RATIO	NOT SPECIFIED IN CODE	N/A

* 9 SPACES PER HOLE PLUS EMPLOYEE PARKING AT MAX. SHIFT/PARKING FOR RESTAURANT IS 1 PER 250 SF.

As required under Table 12-14-311 of the Land Development Code (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. Therefore, the Planning and Zoning Commission has jurisdiction to make a recommendation on the Site Plan 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 subject to the Comprehensive Plan, which contains the following goals applicable to the proposed application:

- Parks, Trails, Open Space and Recreation #1- Protect and Promote Parks, Trails, Recreation and Open Space

“Encourage special districts that provide parks, trails, recreation and open space facilities to coordinate and implement their master plans with the City of Centennial goals and objectives.”

The proposed improvements to the South Suburban Golf Course furthers components of and does not contradict the Comprehensive Plan.

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 OSR zone district allows for a clubhouse and accessory buildings within the existing golf course development. All work is proposed more than 200 feet from 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 amendment complies with all standards of the OSR zone district, including access, building height, setbacks, landscaping, parking and lighting requirements. The Site Plan will not have an adverse impact on the health and safety of the public or any 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 Public Service Company of Colorado (Xcel), Southeast Englewood Water District (SEWD) and Southgate Water and Sanitation District ("Southgate"). Xcel responded with no objections, and Southgate stated no objection to the proposed use but provided information for the Applicant's review prior to construction. The City requires approval from Southgate prior to release of building permits. SEWD did not respond to the referral request.

A Drainage Letter of Compliance was submitted with the Site Plan for review. The Drainage Letter of Compliance 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 conformance letter and associated drainage features. The City requires approved plans from SEMSWA prior to plan approval and release of building permits.

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 Site Plan amendment complies with all applicable LDC standards. The buildings will be screened from adjacent sites by existing fencing and mature vegetation.

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 the Littleton Fire Protection District (LFPD). LFPD did not respond to the referral request. The City requires approval from LFPD prior to release of building permits.

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.*

The proposed development will protect the public health and safety against natural and man-made hazards by providing adequate access for emergency rescue services, a reaffirmed compliant stormwater management system, and adequate visual screening on the Subject Property. The proposed improvements will have no impact on traffic noise, water pollution, airport hazards or flooding.

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 Site Plan will provide connectivity within the community via the existing private drive that runs throughout the Subject Property. No additional connectivity is practical as this is an existing property and the adjacent properties have already been developed.

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.*

There are no relevant topographical elements or vegetation that warrant preservation. The Applicant will remove and replace landscaping as needed, as shown on the Site Plan.

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. The Site Plan does not propose a new building greater than 30 feet in height. While the subject property does abut a residential zone district, the new construction is more than 200 feet from the district boundary and will not disrupt mountain views.

Agency/Public Comments

Staff sent a total of 13 referral requests to outside agencies and community groups; three entities responded with comments. The remainder had no comments or did not respond to the request. 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 below:

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff’s Response
COMMUNITY GROUPS				

ENTITY	COMMENTS			
	Response with comments	No Comments	No Response	Staff's Response
CenCON	Recommend that the visible structures be painted green or beige.			The visible structures will be a combinations of tan and brown colors.
Fairways at South Suburban HOA			X	
Heritage Greens Association			X	
Highlands 460 Civic Association			X	
AGENCIES				
Arapahoe County Planning		X		
Arapahoe County Engineering			X	
Arapahoe Sheriff Community Resource Unit			X	
Arapahoe Sheriff Public Safety Bureau		X		
Littleton Fire Protection District			X	
Southeast Englewood Water District			X	
Southgate Water and Sanitation District	General comments related to service and proposed improvements.			Noted. Comments forwarded to Applicant.
Urban Drainage and Flood Control District		X		
Xcel Energy	The developer is responsible for contacting the Utility Notification Center to verify location of utilities prior to construction.			Noted. Comments forwarded to Applicant.

Community Meeting:

Per Section 12-14-304, *Threshold Review*, a community meeting not was required.

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 application; or
2. Continue the public hearing for additional information.

5. Fiscal Impact:

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

6. Next Steps:

The item will be scheduled for ratification by the City Council at a future meeting. If ratified by 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:

None.

8. Suggested Motions:

SUGGESTED MOTION FOR APPROVAL:

I MOVE TO APPROVE RESOLUTION 2016-PZ-R-29, A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN (CASE NO. LU-16-00169), BASED ON THE FINDING THAT THE SITE PLAN APPLICATION 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 9, 2016.

SUGGESTED MOTION FOR DENIAL:*

I MOVE TO DENY RESOLUTION 2016-PZ-R-29, A RESOLUTION OF THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION APPROVING THE SOUTH SUBURBAN GOLF COURSE IMPROVEMENTS SITE PLAN (CASE NO. LU-16-00169), BASED ON THE FOLLOWING FINDINGS OF FACT:

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

* Staff recommends that the Commission consult with the City Attorney prior to making a motion. If the motion to deny the Site Plan Application is approved by the Commission, the City Attorney will prepare a resolution setting forth the specific findings and conclusions of the Commission, which will be presented to the Planning and Zoning Commission for approval on the consent agenda at the next regular meeting of the Commission.

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| Attachment 1: | Zoning Map |
| Attachment 2: | Applicant's Letter of Intent |
| Attachment 3: | South Suburban Golf Course Improvements Site Plan, LU-16-00169 |
| Attachment 4: | External Referral Comments Received |
| Attachment 5: | Resolution No. 2016-PZ-R-29 |