

# MEMORANDUM

**TO:** | ARAPAHOE COUNTY PLANNING COMMISSION

**SUBJECT:** | REGULAR MEETING

**DATE AND TIME:** | **June 28, 2011 6:30 pm**

**PLACE:** | PUBLIC WORKS AND DEVELOPMENT  
10730 E. BRIARWOOD AVENUE, SUITE 100 - ARAPAHOE ROOM  
CENTENNIAL, CO 80112

**Approved minutes for April 5, 2011, April 26, 2011, May 3, 2011 and May 17, 2011**

## REGULAR AGENDA ITEMS

|   |  |                                    |         |
|---|--|------------------------------------|---------|
| <b>ITEM 1</b><br><i>Click here to view Staff Report</i> | <b>W10-017 – Commercial Mobile Radio Service (CMRS) Facilities (wireless regulations)</b>  | <b>VOTING RESULTS</b>              |         |
| LOCATION:   | County-wide  | HOW VOTED:                         |         |
| ACREAGE:  | n/a  | 7                                  | FOR     |
| EXISTING ZONING:  | Applicable to all zone districts   | 0                                  | AGAINST |
| PROPOSED USE:   | n/a  | 0                                  | ABSENT  |
| APPLICANT:  | Arapahoe County  | 0                                  | ABSTAIN |
| CASE MANAGERS:  | Planner, Carol Kuhn  |                                    |         |
| REQUEST:  | Recommend approval of the modifications to existing CMRS regulations   |                                    |         |
| MOTION SUMMARY:   | Recommend approval with Staff's revised text and conditions; BOCC action required.   | <input type="checkbox"/> CONTINUED |         |
| <b>ITEM 2</b><br><i>Click here to view Staff Report</i> | <b>W10-018 – Planned Sign Program – NOTE – this is a new section to be included with the County's existing sign regulations</b>  | <b>VOTING RESULTS</b>              |         |
| LOCATION:   | County-wide  | HOW VOTED:                         |         |
| ACREAGE:  | n/a  | 4                                  | FOR     |
| EXISTING ZONING:  | New code section designed to allow for deviation from the County's sign regulations for office/business/industrial parks and residential developments greater than 25 acres.   | 3                                  | AGAINST |
| PROPOSED USE:   | n/a  | 0                                  | ABSENT  |
| APPLICANT:  | Arapahoe County  | 0                                  | ABSTAIN |
| CASE MANAGERS:  | Planner, Carol Kuhn  |                                    |         |
| REQUEST:  | Recommend approval of the new Planned Sign Program regulations. The revisions are summarized as follows:<br>This new code section, referred to as the Planned Sign Program (PSP) will be included in the County's sign regulations, Chapter 12-300 and will allow for deviation from the County's sign regulations for office/business/industrial parks and residential developments greater than 25 acres. This PSP is not intended for individual business signage, but rather for larger development areas to create a branding or project identifier program. Also discussed is a citizen-initiated request to allow certain types of monument signage in County Right-of-Way. Specific details are contained in the regulations |                                    |         |
| MOTION SUMMARY:   | Recommend approval with changes to add Right of Way Option; BOCC action required.  | <input type="checkbox"/> CONTINUED |         |

|   |   |                                    |         |
|---|---|------------------------------------|---------|
| <b>ITEM 3</b><br><i>Click here to view Staff Report</i> | <b>W10-006 – Chapter 7 - Commercial Zone Districts</b>  | <b>VOTING RESULTS</b>              |         |
| LOCATION:   | County-wide   | HOW VOTED:                         |         |
| ACREAGE:  | n/a   | 7                                  | FOR     |
| EXISTING ZONING:  | Applicable to all zone districts  | 0                                  | AGAINST |
| PROPOSED USE:   | n/a   | 0                                  | ABSENT  |
| APPLICANT:  | Arapahoe County   | 0                                  | ABSTAIN |
| CASE MANAGERS:  | Planner, Carol Kuhn   |                                    |         |
| REQUEST:  | <p>Recommend approval of the revisions, which include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General use categories have been provided with more detailed definitions, using existing uses as a foundation;</li> <li>• The uses have been organized into an easy-to-use table format;</li> <li>• General design standards have been added;</li> <li>• The Zone District Names have been modified as follows: <ul style="list-style-type: none"> <li>○ B-1 – Administrative &amp; Professional Offices (no change proposed)</li> <li>○ B-3 – Neighborhood and Community Business (no change proposed)</li> <li>○ B-4 – General Business – Outdoor Display (current) change to Specialty Commercial</li> <li>○ B-5 (obsolete) – Thoroughfare Business (current) – B-5 change to Regional Commercial</li> </ul> </li> <li>• B-5 – Currently in Chapter 3 – Obsolete Zone Districts – will be removed from the obsolete zone district chapter and made a current business zone district in Chapter 7. This revision will allow an additional option for business development.</li> </ul> |                                    |         |
| MOTION SUMMARY:   | Approved with Staff changes to text; BOCC action required.  | <input type="checkbox"/> CONTINUED |         |
| <b>ITEM 4</b><br><i>Click here to view Staff Report</i> | <b>W10-007 – Chapter 8 – Industrial Zone Districts</b>  | <b>VOTING RESULTS</b>              |         |
| LOCATION:   | County-wide   | HOW VOTED:                         |         |
| ACREAGE:  | n/a   | 7                                  | FOR     |
| EXISTING ZONING:  | Applicable to all Industrial Zone Districts   | 0                                  | AGAINST |
| PROPOSED USE:   | n/a   | 0                                  | ABSENT  |
| APPLICANT:  | Arapahoe County   | 0                                  | ABSTAIN |
| CASE MANAGERS:  | Planner, Carol Kuhn   |                                    |         |
| REQUEST:  | <p>Recommend approval of the revisions, which include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General use categories have been provided with more detailed definitions, using existing uses as a foundation;</li> <li>• The uses have been organized into an easy-to-use table format;</li> <li>• General design standards have been added.</li> </ul>  |                                    |         |
| MOTION SUMMARY:   | Approval with Staff changes to text; BOCC action required.  | <input type="checkbox"/> CONTINUED |         |
| <b>ITEM 5</b><br><i>Click here to view Staff Report</i> | <b>W10-036 – Chapter 19 - Definitions</b>   | <b>VOTING RESULTS</b>              |         |
| LOCATION:   | County-wide   | HOW VOTED:                         |         |
| ACREAGE:  | n/a   | 7                                  | FOR     |
| EXISTING ZONING:  | Applicable to all zone districts  | 0                                  | AGAINST |
| PROPOSED USE:   | n/a   | 0                                  | ABSENT  |
| APPLICANT:  | Arapahoe County   | 0                                  | ABSTAIN |
| CASE MANAGERS:  | Planner, Carol Kuhn   |                                    |         |
| REQUEST:  | Recommend approval of the modifications and revisions to the definitions  |                                    |         |
| MOTION SUMMARY:   | Approval with Staff findings and conditions; BOCC action required.  | <input type="checkbox"/> CONTINUED |         |

|   |  |                                    |         |
|---|--|------------------------------------|---------|
| <b>ITEM 6</b><br><i>Click here to view Staff Report</i> | <b>W11-001 – Clarification of Pets and Agricultural Animals, Modifications to Day Care Fencing, Addition of New Regulation for Trash Containers/Dumpsters/Roll-Off</b>   | <b>VOTING RESULTS</b>              |         |
| LOCATION:   | County-wide  | HOW VOTED:                         |         |
| ACREAGE:  | n/a  | 7                                  | FOR     |
| EXISTING ZONING:  | Applicable to all zone districts   | 0                                  | AGAINST |
| PROPOSED USE:   | n/a  | 0                                  | ABSENT  |
| APPLICANT:  | Arapahoe County  | 0                                  | ABSTAIN |
| CASE MANAGERS:  | Planner, Carol Kuhn  |                                    |         |
| REQUEST:  | <p>Recommend approval of the modifications and revisions as follows:</p> <ul style="list-style-type: none"> <li>○ Section 12-2100 is a new area of regulation proposed to be added to Chapter 12 Specific Regulations. The Referral Draft was previously proposed as an addition to Section 12-500 Temporary Structures, Subsection 12-503 Permitted Temporary Structures, as 12-503.07. This regulation is now being proposed as a separate, stand-alone section, 12-2100 Trash Containers/Dumpsters/Roll-Offs;</li> <li>○ This proposal involves removing definitions from the use and performance standards charts contained in Chapters 4, 5, and 12, and moving these definitions to Chapter 19 – Definitions, leaving only the “terms” in the chart(s).</li> <li>○ The removal of the 6-foot fence requirement due to a conflict with state licensing requirements as well as some HOA covenants. Fencing associated with daycare facilities will be addressed during licensing rather than zoning.</li> </ul> |                                    |         |
| MOTION SUMMARY:   | Approval with change to text, BOCC action required.  | <input type="checkbox"/> CONTINUED |         |

**NEXT REGULAR MEETING SCHEDULED FOR July 19, 2011**  
**The Planning Commission and Board of County Commissioner Agendas and other Arapahoe County information may be viewed online at [www.co.arapahoe.co.us](http://www.co.arapahoe.co.us) or contact the Planning Division at 720-874-6650**

**Planning Commission Members**

|                            |                                     |
|----------------------------|-------------------------------------|
| Mark Brummel- Present      | Jane Rieck- Present                 |
| Arnold Hayutin- Present    | Paul Rosenberg- Present             |
| Brett Larson- Present      | Brian Weiss- Chair Pro-Tem- Present |
| Leah Martin-Chair- Present |                                     |

*Arapahoe County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, contact the Planning Division at 720-874-6650, or 720-874-6574 TDD. Please contact our office at least 3 days in advance to make arrangements.*