



CENTENNIAL COUNCIL OF NEIGHBORHOODS

12855 E. Adam Aircraft Circle

May 19 , 2014

www.cencon.net

Agenda

- I. Call to Order: Gerry Cummins, President, called the meeting to order at 6:48 pm.
 - Attendance, Members (14 members constitutes a quorum): A quorum **was** present.

Chapparal	Cherry Knolls	Fairways
Fox Hill #4	FoxRidge	Hanover Place (2)
Heritage Place	Highlands @ Piney Creek	Homestead Farm
Hunters Hill Condos	Nob Hill/Ridgeview Hills S	Palos Verdes
Tiffany	Walnut Hills	Willow Creek 2
 - Guests: Arapahoe County Sheriff's Office, Arapahoe Library Dist., South Metro Fire, 2 visitors
 - We urge that the underlined items below be put into neighborhood newsletters/communications.

- II. Guest Comments
 - A. Arapahoe County Sheriff, Capt. Chris George, Patrol
 - www.arapahoesherriff.org
 - On 5/17, at the Wal-Mart on Briarwood, a man was arrested for indecent exposure.
 - On 5/10, at the Hawthorne Suites, 6780 S Galena, 3 transvestites were arrested for robbery & prostitution, a john made the complaint. The transvestites came to Colorado because of recreational marijuans.
 - At the Extended Stay at 13941 E Harvard Ave., a man was arrested for internet luring of a child.
 - In the 5300 block of S. Gibraltar, the Internet Crimes Against Children (ICAC) Unit went to make an arrest on internet port and found a marijuana grow in the house. Homeowner was jailed.
 - ICAC arrested a man in Nebraska for sexual exploitation of child, got him before he got to Colorado to make his deal.
 - On 5/5, in the 7800 block of S. Magnolia, ICAC arrested a man for child luring. He was from of WA state.
 - On 5/4, in the 7000 block of S. Glencoe, a juvenile had a psychotic episode and officers responded to a call for an out of control juvenil. He tried to assault a deputy and was tased. No charges were filed because it's a mental health issue.
 - On 5/3, at the Days Inn, 9700 E Geddes, a perpetrator was caught for theft from motor vehicles, possession of a weapon. He was found passed out in the hotel laundry room with the stolen goods.
 - On 5/2, the El Sol restaurant on University, just north of Arapahoe, had a fire on the roof. There was about \$50,000 in damage.
 - A car was stopped on Parker Rd by a Parker officer. Justin Lamb, a known bad guy was on the floor in the back seat. When others were out of the car, he jumped into the drivers seat and dragged the officer down the road as she tried to stop him. ACSO joined the chase.
 - Elder Watch: Make sure to check out door-to-door salesmen on BBB. Never pay up front.

- The County Sheriff's of CO distributed 31 scholarships, 1 went to a Centennial student.
 - Drug Take Back Day was very successful but ACSO maintains a secure drug dropbox in the ACSO HQ. They can't take chemo drugs or liquids.
 - Cummins: Last week, there was a very aggressive salesman selling cable hook-ups in my neighborhood. It appears he may have been trying to get into homes.
 - Capt. George ended by urging people to email him to look into things that may concern you: cgeorge@arapahoegov.com
- B. Arapahoe Library District, Daisy Grice, Manager of Community Libraries
- www.arapahoelibraries.org/
 - On 6/27 there will be a free outdoor concert at Smoky Hill Lib., 5pm, featuring the 6 Million Dollar Band. The band will rock the crowd with its performance of classic 80s music during this concert event. Local food trucks will be on site to satisfy food cravings, and concert goers are invited to bring lawn chairs for seating.
 - On 6/13 (11:30am, May Lib.) and again on 6/25 (6:30pm, Koelbel Lib.), ALD will sponsor an author event with Mary Taylor Young. In 2015, Rocky Mountain National Park will celebrate its centennial. Author Mary Taylor Young will share her newest book, *Rocky Mountain National Park: The First 100 Years*. Experience a photo journey from the past to the future, telling a story of the park, its mountains, homesteaders, adventurers, visionaries and visitors. Books will be available for purchase and signing.
 - Online registration for the Summer Reading Program is under way, which kicks off officially on June 7. Summer Reading serves more than 14,000 babies, toddlers, children and teens throughout the community with programs designed to promote literacy during the summer. Teens are invited to get a head start on summer reading at a preview party just for them on Fri., June 6 at May Lib. (4-6pm), Koelbel Lib. (3-7pm) and Smoky Hill Lib. (6-8 pm). Friends, food and fun for teens only!
 - GS Tr. 3387 (17 4th & 5th graders who meet at Smoky Hill Lib.) recently planned, promoted and led a children's book drive to benefit ALD. The book drive was initiated for the girls to earn their Girl Scout Bronze Award, which requires a troop to identify a need in the community and then work together to meet the need. More than 1,000 books were collected to sell in the Friends used book stores and in the annual sales. In addition to earning the Bronze Award for their hard work, the Girl Scout trooped gained the satisfaction of knowing the donation of children's books would benefit the libraries, as well as the community, for years to come
- C. Arapahoe Park & Rec District, DeLos Searle, Asst. District Manager was not present.
- www.aprd.org
- D. Fire Districts: South Metro Fire, Becky O'Guin
- www.cfpd.org, www.littletongov.org/fire, www.southmetro.org
 - Cunningham Fire: 3 Board members were elected in May. The EMS open house, 10-2 at sta. 3; new fire engine, 2 crews getting life saving awards; several fire agencies have new emergency plan. SMF is developing new fire fighting strategies because materials in newer housing are more petroleum based and burn hotter. There will shortly be a media day on this issue. They've received a \$15,000 grant to help with teen driving classes (scholarships). There are 5 internal candidates for fire chief to replace Mullin; they hope someone can be chosen by Aug. ACSO, Fire Explorers, and fire teams had a drill at Centennial Airport with a simulated plane crash

- The Broken Arrow exercise went well. The Strike teams from 5 dept came together to address an large emergency event, e.g., forest fire, flood.
 - Groth: Where can an HOA go to get a CPR class or demo. O'Guin: The South Metro Fire Foundation does classes. Check our website.
- E. South Suburban Park & Rec District, Teresa Cope, Communications Director was not present. Her report was emailed to Cummins.
- www.SSPR.org
 - Buy a Gift card for Father's Day, the perfect Father's Day gift is accepted at most SSPRD facilities (not for food or beverages) and can be used for admissions, classes, pro shop items and more. Purchase gift cards at www.sspr.org and have it sent directly to Dad or others! Or send an E-Gift Card which works just like plastic gift cards and is delivered instantly upon purchase! Send them to you, or your friends and family! For more info: call the Registration Dept at 303-347-5999.
 - Adult Hockey Tournament, Fri - Sun, June 6-8, Family Sports Ice Arena 6901 S Peoria St. Watch great games with great teams. Go to www.Pointstreak.com and search for SSAHL or South Suburban Adult Hockey league for times and days of games. For more information, contact Peter Hunt, peterh@sspr.org.
 - South Suburban teen acting troupe will give FREE performances of *The Dinosaur Play*. This is a fanciful tale set millions of years ago in the world of the dinosaurs. The shows are intended for young children, so bring a blanket or folding chair and watch as your kids are delighted by our energetic actors. For more information, call Debbie at 303-730-4612.
 - Performances in 4 South Suburban parks:
 - Tue., Jun 17, 10am Little Dry Creek Park, 6389 S Clermont Ct, Centennial
 - Wed., Jun 18, 10am Puma Park, 7900 S Ogden Way, Centennial
 - Thu, Jun 19, 10am Gallup Gardens, 6015 S Gallup St , Littleton
 - Fri, Jun 20, 7pm Walnut Hills Elementary Amphitheater, 8195 E Costilla Bl., Centennial.
 - Youth & Adult Mini-Sprint TRYathlons is designed for youth and adults regardless of athletic ability or prior triathlon experience. Youth division is age 6-14; and Adult division is for ages 15+. The courses and distances were created to be achievable for all athletes. The philosophy behind the event is Completion rather than Competition. Registration opens at 6 am and there are staggered start times. For more information, go to the website or contact michellek@sspr.org or 303-483-7029.
 - Sun., Jun 29, Cook Creek Pool, 8711 Lone Tree Pky & Sweetwater Park, Lone Tree
 - Sat., Jul 12 at Goodson Recreation Center, 6315 S University Blvd and deKoevend Park,
 - BMX Olympic Day, Sun., Jun 29, 10am, County Line BMX, David A. Lorenz Regional Park, 8560 S. Colorado Blvd., 80126. For more information, contact Mindy@sspr.org
 - Free Ice Skating Exhibitions all summer, Fri., Jun 6, 13, 20, Jul 4, 18, 25, & Aug 1, 5:15-6:30pm, South Suburban Ice Arena on the South Rink, 6580 S Vine St, Centennial.
 - These exhibitions feature skaters enrolled in our Summer Skating School programs at either South Suburban Ice Arena or Family Sports Center and give the skaters an opportunity to practice their routines in front of an audience as they prepare for competitions throughout the summer and for skating tests. For more information, contact Gerry@sspr.org.

- Summer Friday Evening Concerts & *Tantalizing Tastes*
 - Tue., Jun 10, 6-8pm inside the Lone Tree Grill, Lone Tree Golf Club & Hotel, 9808 Sunningdale Blvd, Lone Tree, *June Tantalizing Tastes, Beer Edition*.
 - Every Friday, Jun 6 - Sep 5, 6-8:30pm on the Patio at The Club at South Suburban Golf Course, 7900 S Colorado Blvd. presents live music and food and drink specials. Band schedule coming soon.
 - Free Every Friday, Jun 6 – Sept. 5, 6-9pm on the Patio at the Lone Tree Grill, Lone Tree Golf Club & Hotel, 9808 Sunningdale Blvd, Lone Tree, includes food and drink specials. Enjoy live, local bands: June 6 Trip Wire; June 13 Joint Chiefs; June 20 Candlelight Guitar with Steve Blechschmidt; and June 27 Little Goose Band. For more information, contact Jayd@sspr.org.
 - FREE Annual Flag Day Celebration/Ice Cream Social for all ages, welcome to this unique event that offers a better understanding of the importance of our national flag. Ice cream and a variety of yummy toppings will be served.
 - Fri., Jun 13, 1-3 m, Buck Rec. Center, 2004 W. Powers Ave., Littleton, special entertainment provided by the Tip Top Tappers
 - Tue., Jun 17-12:30-2:30pm, Sheridan Community Park, 3325 W Oxford Ave, Sheridan, special entertainment provided by Larry O'Connor the Piano Man.
 - For more information, contact michellec@sspr.org
- F. City of Centennial: No City people could attend because of the Council meeting tonight: www.centennialco.gov

- III. What types of Business/Commercial Uses would be permitted in Cherry Knolls Shopping Center & other locations, Derek Holcomb, Senior Planner, Community Development Dept.
- Clark Colony rezoning, this is property where Dayton ends at Costilla. It was bought by Mile Hi Auto Auctions for indoor auto auctions and is currently zoned A-1 in old Land Development Code. It needs to be rezoned to the new Code and, as such, it have better screening for outdoor storage. No discussion about this plan.
 - Cherry Knolls Shopping Center rezoning. Where the South Metro Chamber had been, the building is now vacant. The property owner is requesting that the property be rezoned to the new Land Development Code so that the empty building can have larger letters on its fascia. This whole shopping center was included in the Southglenn Subarea Plan and should it redevelop the buildings would be pulled to the street (University) with the parking in back. That is not part of the request at this time. There was discussion of this property and what might be happening now.
 - The City is beginning a series of expedited rezonings, the effort to get all commercial properties rezoned to the new Land Development Code. Several property owners are requesting the rezoning ahead of the bulk that will be coming forward.
 - Cherry Knolls center is going to the Activity Center category meant for retail buildings. This zoning allows no drive-through restaurants, but does allow some drive through services, e.g., dry cleaners, up to 20% of a building could be residential (There really isn't any room for that use on this property.), current height max. is 50'. The whole center is included, but not the gas stations or the store at the south end. The gas station on the south might be a Chase bank, it's in the pre-submittal stage.
 - Then came questions about some other areas.
 - Bain: The building on the southeast corner of University & Dry Creek, already under AC zoning, what's the story? Holcomb: We don't believe the new setbacks written into

the Code are adequate for major arterials. We're thinking they should be 25' with street trees, 10' landscaping, 10' sidewalk. The Planning & Zoning Commission and City Council will be looking at this change soon.

- Bain: At that corner the utilities are closer to the corner. That doesn't look good. Holcomb: There's supposed to be some large, feathery grasses to help hide.
- Bain: What's happening with Comcast property? Holcomb: The Comcast building area will be expanding to south of building, they're working on sound attenuation.
- Cummins: What about the empty field alongside Comcast? Holcomb: There's a rumor that they wanted to do office buildings but nothing has come forward.
- Bain, should CenCON write a letter in support of sound attenuation on the new Comcast proposal?
- Bain: What happens when a developer wants to build in a flood plain? Holcomb: Many different organizations must give approval: SEMSWA, Urban Drainage and Flood Control, FEMA, Army Corp. of Engineers. There are allowances for parking or storage, but no buildings can be built on a flood plain.

IV. HOA Forum: A time to discuss issues affecting your HOA & a time to share solutions.

- No discussion

V. CenCON Business

A. President's report, Gerry Cummins

- Cummins distributed a brochure that CenCON had made for recruitment purposes.
- A motion was made, seconded, and passed unanimously to reimburse Suhaka for the brochure printing, \$270.99. (Groth/Maurer)

B. First Vice President/Membership, David Schlatter

- Schlatter downloaded the City's map of neighborhood associations and will begin to recruit.
- He believes our programs should include some targeted information, i.e., SEMSWA last month.
- ACSO Sheriff Dave Walcher is scheduled for the August meeting to talk about the Sheriff's budget.
- Doerr: It's very important that associations know CenCON represents their interests.

C. Secretary, Andrea Suhaka

- There were some corrections to April's minutes. Jerry Rhodes is the Cunningham Fire CHIEF, not Captain. Delete the sentence: " Schlatter: will do it by electronic voting." from item III, 5th bullet point.
- A motion was made, seconded, and passed unanimously to approve the April minutes as amended. (Doerr/Green)

D. Treasurer's report, Henry Blum

- Checking Account at Wells Fargo Bank, Smoky Hill Branch:

Balance forward from 4/28/14 report	\$3,393.69
Income: Dues deposited*	90.00
Expenses: None	0.00
Account balance, 5/19/14	\$3,483.69

* Members paying: Chapparal, Mira Vista, Monterey

VI. 2nd Vice President, Plans, Ed Bain

- Andrea Suhaka left the room for the plans discussion.
- 1643 & 1663 E Dry Creek Pl.: Replat for the purpose of expanding the detached garage to secure a car collection, as well as add an attached garage to the home in

the future. This location is a double lot with a wide driveway and initially served as the model home for this neighborhood.

- Wal-Mart Neighborhood Market, 16746 E Smoky Hill Rd.: Rezone from MU-PUD to General Commercial (CG) & Conditional Use Permit to allow for 24-hr use. Also to request a of a standard Traffic Study since no changes are being made to the site.
- Cherry Hills Assisted Living & Memory Care (CHAL), 6325 S University Blvd.: proposes to Plat the property as no plat exists for this location. This site currently shares the parking lot with Goodson Rec Center, seeks approval for a Site Plan. The facility would be comprised of 55 assisted living units and 30 memory care units. A portion of the existing structure sits in a 100-yr flood plain. The base of the new structure will be elevated over 6 ft, placing it outside both the 100-yr & 500-yr floodplain. The main floor of the new building will be 8 ft higher than the main level of the existing structure.
- Plan Comments will be found in a separate document.

VII. Adjourn: Cummins adjourned the meeting at 9pm.

Minutes respectfully submitted by Andrea Suhaka, Secretary.

Please inform Andrea Suhaka at 303-770-0058 or standy@ecentral.com of changes in your CenCON Representative or Association President/Chair.

Next Scheduled Meeting – June 23, 2014



Plan and Rezoning Request Discussion May 19, 2014

- A. **Cherry Knolls Shopping Center & other locations.** Derek Holcomb, Senior Planner, Community Development Dept. presented and answered questions on type of business to be located within this area.

Activity Center rezoning, no fast food drive through, setbacks change, the size of sign lettering. This gas station at the south end is part of rezoning but they are not redeveloping. In presubmittal is a US bank, needs west and south side access. They would combine the access drive on the south.

Questions/Comments:

1. Southglenn Subarea Plan. Derek said they are looking at changing the current requirements for setbacks. The City is now looking at 25-foot setback. City will not process any more until they figure this out.
2. At Dry Creek/University utilities boxes all at the corner. Xcel won't let you paint the boxes nor plant near to them, must be able to open the box.
3. There could be a drive through dry cleaner but with mixed use. The site is not very big, so drive-through type developments would be limited.

- B. **Private Residence Garage Expansion.** 1643 & 1663 E Dry Creek Pl.: Replat for the purpose of expanding the detached garage to secure a car collection, as well as add an attached garage to the home in the future. This location is a double lot with a wide driveway and initially served as the model home for this neighborhood.

Questions/Comments:

1. Neighborhood Arapahoe Highlands
2. One neighbor relayed to Cummins, adding a garage would be better than existing with all the cars they have now. Currently the property is pretty junky.
3. Bain says we should think about how we respond. If CenCON says it is acceptable then what about that neighborhood's covenants. Arapahoe Highlands, has this been sent this review.
4. Concerns were brought up that if this is allowed will this enable other residents to do the same thing

- C. **Wal-Mart Neighborhood Market,** 16746 E Smoky Hill Rd.: Rezone from MU-PUD to General Commercial (CG) & Conditional Use Permit to allow for 24-hr use. Also a request to waive the standard Traffic Study since no changes are being made to the site.

Questions/Comments:

1. No comments from CenCON as they indicated that the Walmart has addressed neighborhood comments that were brought up in the community meetings

- D. **Cherry Hills Cherry Hills Assisted Living & Memory Care (CHAL),** 6325 S University Blvd.: proposal to Plat the property as no plat exists for this location. This site currently shares the parking lot with Goodson Rec Center, seeks approval for a Site Plan. The facility

would include 55 assisted living units and 30 memory care units. A portion of the existing structure sits in a 100-yr flood plain. The base of the new structure will be elevated over 6 ft, placing it outside both the 100-yr & 500-yr floodplain. The main floor of the new building will be 8 ft higher than the main level of the existing structure.

Questions/Comments:

1. The access into this area from University is very limited and the ped/bike trail crosses this street. Using this for different drivers may not be safe.
2. How does City go about changing FEMA flood plane when a potential development comes in wanting to change this. Approval has to have approval from SEMSA and other agencies.
3. It was asked of Derek what the zoning use is for this proposed area, which he replied public assembly use.
4. It was brought up that if this type of development moves forward, perhaps it could be smaller.
5. South Suburban Board of Directors Sue Rosser
She felt that it would be best if South Suburban would request that the parking be addressed and if it was done to support both businesses then work with the developer using deKoevend Park's area for changing the flood plane.
She asked that if CenCON would bring comments to the South Suburban board.
Sue indicated that with the knoll removed from deKoevend Park, this would allow for more open areas. It would not be large enough for more fields.
4. David Shlatter, Palos Verdes CenCON representative, requested that CenCON take a vote and give how CenCON feels about this proposed development to the City. He indicated that CenCON does have that right to do that. Also, we should let the board at South Suburban know how CenCON sees this proposed development.
5. A vote was taken to send a letter to the City Community Development Dept. from CenCON indicating that a letter would be written outlining CenCON's concerns with this development. 12 votes indicated they would like to see a letter go to the City and two members said to follow the normal review process where we send our comments to the CD Dept..
Tammy Maurer indicated she would write the letter and send out for review. The predominant concerns at this time are parking, impact of the flood plane, and sewer line being right next to this building. This letter will be sent to South Suburban as well. We would add in the letter that CenCON would like to see comments from FEMA, SEM-SWA, Emergency services.

E. Prestige Pre School Academy E. Dry Creek & Glencoe. Area would be fenced.

Questions/Comments:

1. Question as to the location of the access to this development from Dry Creek. indicated it would be at the light at Lifetime Fitness Center.
2. The neighborhood to the east had concerns about noise. The day care center would have their playground to the west of the building.
3. Wilson received comment from neighbors in this area. There have been concerns with having kids close to Dry Creek/Holly Street intersection. Derek said that per state licensing requirement, they will need to have a 6 foot fence to keep the kids contained. He also brought up that the traffic to the west at Colorado would be impacted as there would be more stopping at this light. Derek indicated that this had been looked at and they did not see any impacts from this size and type of development. The daycare will stagger schedules to avoid large traffic impacts and parking needs. Wilson asked if

there was any possibility to add another traffic signal to the east of other access. Derek said it would be difficult to meet warrants, which is required to add a signal at this driveway. There is not enough traffic coming out of these accesses.

4. Question was asked how many students, 150 licensed, now planning on 110 students.

F. Comcast Expansion

Questions/Comments:

1. Derek said there should be an update to this proposed development in 90 days. Bain inquired about noise. Derek replied that there is nothing in the code right now but believes the development has been good about addressing noise using various methods.