

Jefferson County Planning Commission  
Virtual Hearing via WebEx Events

**AGENDA**

**May 27, 2020**

**Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Events:**

*If a citizen wishes to make public comment or provide public testimony during the hearing, she/he will be required to log into the meeting using a computer. (Note: Public Comment is not taken during the Pre-Meeting.)*

*When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.*

*During the designated time for public comment or public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.*

*If you plan on testifying at the hearing, please contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Planning Commission, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.*

Event links can be found below or here: <https://www.jeffco.us/4042/Virtual-Hearings>

---

**Pre-Meeting: (5:30 p.m. – 6:15 p.m.)**

Pre-Meeting Connection Details (No Public Comment is taken):

Join the WebEx meeting from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=edee30c5e1f3e740a5ce44e938ac4862c>

Access Information

Event Number: 960 048 248

Event Password: (This event does not require a password.)

Audio Connection

1-408-418-9388 Access Code: 969 048 248

Comments:

1. Director of Planning and Zoning
2. Other Staff
3. Legal Counsel
4. Administrative Assistant
5. Planning Commission

Overview of Public Hearing (case review)

---

**Hearing: (Approximately 6:15 p.m.)**

PC Hearing Connection Details:

Join the WebEx meeting from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e9d275a7d13d97c5bc67a646de9495180>

Access Information

Event Number: 968 448 650

Event Password: (This event does not require a password.)

Audio Connection

1-408-418-9388 Access Code: 968 448 650

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Discussion of Virtual Meeting Procedures**
4. **Citizen Comments**

A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.

5. **Approval of minutes – May 6, 2020**

**Agenda Items:**

**Consent Agenda**

**20-108455SA**

**Case Name:**

**Owner/Applicant:**

**Location:**

**Location & Extent**

Foothills Park Improvements

Foothills Park and Recreation District

**(1) Alpers Farm Park**

6204 S Moore Street

Section 21, Township 05 South, Range 69 West

**(2) Eagle Meadows Park**

10576 W Glasgow Avenue

Section 28, Township 05 South, Range 69 West

**(3) Woodmar Square Park**

7998 W Peakview Drive

Section 23, Township 05 South, Range 69 West

**Approximate Area:**

(1) 5.00 acres

(2) 10.42 acres

(3) 19.07 acres

**Purpose:**

**Park improvements at Alpers Farm Park, Eagle Meadows Park and Woodmar Square Park.**

**Case Manager:**

Alicia Halberg [ahalberg@jeffco.us](mailto:ahalberg@jeffco.us)

**18-119458PF**

**Case Name:**

**Owners/Applicant:**

**Location:**

**Preliminary and Final Plat**

Willow Springs North Filing No. 10

Charles Stephen Nicholls, Jr. and Gynette Adele Nicholls

5571 Willow Wood Drive

Section 14, Township 5 South, Range 70 West

**Approximate Area:**

1.65 Acres

**Purpose:**

**To subdivide the property into 2 lots for single-family detached units.**

**Case Manager:**

Nathan Seymour [nseymour@jeffco.us](mailto:nseymour@jeffco.us)

**20-102734RZ**

**Case Name:**

**Owner/Applicant:**

**Location:**

**Rezoning**

Bowles End Official Development Plan Amendment 3

Four Corners Development, LLC.

PIN 59-173-14-143 & PIN 59-173-14-146

Section 17, Township 5 South, Range 69 West

**Approximate Area:**

3.39 Acres

**Purpose:**

**To amend the current Planned Development (PD) zone district to allow an increase in the number of dwelling units from 64 to 88, and an increase in height from 35 feet to 45 feet, for a senior living facility.**

**Case Manager:**

Brittany Gada [bgada@jeffco.us](mailto:bgada@jeffco.us)

**19-129071RZ**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Rezoning**

Mario Mendez, Kate E. Allstadt, Andrew I. Pickering, & Terence B. Dorn

17015, 17125, and 17155 West 12th Avenue

Section 2, Township 04 South, Range 70 West

0.43 Acres

**Purpose:** To Rezone three properties from Commercial-One (C-1) to Residential-One C (R-1C) to allow existing residential uses.

**Case Manager:** Brittany Gada [bgada@jeffco.us](mailto:bgada@jeffco.us)

**20-103862RZ**

**Case Name:** S Estes St Open Space  
**Owner/Applicant:** Assure LLC (Christopher Garcia)  
**Location:** Tract B, Sunset West First Filing Exemption Survey No. 3  
Property ID #59-221-04-133  
Section 22, Township 05 South, Range 69 West

**Approximate Area:** 2.88 acres  
**Purpose:** To determine eligibility to rezone a portion of Tract B (currently Open Space) within an existing Planned Development (PD) Zone District.

**Case Manager:** Alicia Halberg [ahalberg@jeffco.us](mailto:ahalberg@jeffco.us)

**Regular Agenda**

**19-120683RZ**

**Case Name:** Watermark Coal Mine ODP  
**Owner/Applicant:** TTRE CO 1, LLC  
**Location:** 13412 West Coal Mine Avenue  
Section 19, Township 5 South, Range 69 West

**Approximate Area:** 8.15 Acres  
**Purpose:** To rezone from Planned Development (PD) to a new PD to allow a 250-unit multi-family development (apartments) and 3,000sf of commercial.

**Case Manager:** Todd Hager [thager@jeffco.us](mailto:thager@jeffco.us)

**Adjournment**

Emergency items and other public business for which notices were not possible may be considered.  
The order of items on the agenda is subject to change at the discretion of the Chairman.