

## Council Request Update

May 26, 2016

### **Council Request 16-112 (Historic Preservation in Comp Plan)**

**Requested by:** Councilmember Barrentine

**Assigned to:** Community Development

**Request:** Request for the language that was removed from the Comp Plan by the Planning & Zoning Commission related to historic preservation.

**Response:** Senior Planner Harold Stitt included the historic preservation in his attached response.

### **Council Request 16-113 (P&Z Analysis on Bulk Plan and Lot Coverage)**

**Requested by:** Mayor Jefferson

**Assigned to:** Community Development

**Request:** Request for the Planning & Zoning Commission to examine lot coverage and bulk plane to ensure that the regulations provide encouragement for development but also assurances to existing property owners that they won't be overcrowded.

**Response:** In the attached response Planner II Brook Bell indicates the request has been forwarded to P&Z and placed on their work program with a high priority.

### **Council Request 16-115 (Analysis for Housing in Industrial Areas, MU B1 & MU B2)**

**Requested by:** Councilmember Barrentine

**Assigned to:** Community Development

**Request:** Request for analysis for housing in industrial areas, MU B1 and MU B2.

**Response:** In the attached response from Senior Planner Harold Stitt, he outlines the allowances for residential use in the commercial and industrial zone districts.

### **Council Request 16-116 (Englewood Plaza Redevelopment under MU-B1 Zone District)**

**Requested by:** Councilmember Yates

**Assigned to:** Community Development

**Request:** Request for information on KIMCO could do with their property in MU-B1 zoning.

**Response:** In the attached response Economic Development Manager Darren Hollingsworth outlines the possibilities for the Englewood Plaza shopping center.

# 2016 COUNCIL REQUESTS

Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-031	1/19/2016	I	Barrentine	Legal Opinion - EURA Council Representative	CAO	1/22/2016		
16-032	1/12/2016	I	Russell	City Ditch - Oxford Repairs	PW	1/14/2016		1/21/2016
16-033	1/25/2016	I	Barrentine	EEF/EMRF Funds and By-Laws	EEF/EMRF	1/29/2016	3/1/2016	3/1/2016
16-034	1/25/2016	I	Barrentine	Board & Commission Eligibility Study Session	CMO	1/29/2016		1/27/2016
16-035	1/25/2016	I	Olson	StrengthsFinder/Birkman Assessment Costs	CMO	1/29/2016		3/17/2016
16-036	2/1/2016	I	Jefferson	Background: ERC Preschool Discontinuation	PRL	2/4/2016		2/3/2016
16-037	2/1/2016	I	Martinez	Study Session: Recreational Marijuana	CMO	2/4/2016		2/3/2016
16-038	2/1/2016	I	Gillit	Study Session: Council policies/conduct	CMO	2/4/2016		2/3/2016
16-039	2/1/2016	I	Barrentine	Charter Review - Council Voting/Abstentions	CAO	2/4/2016		
16-040	2/1/2016	I	Olson	Study Session: Green Vehicle Policy Review	CMO/PW	2/4/2016		2/3/2016
16-041	2/1/2016	I	Yates	Background: Public Intoxication Ordinance	PD	2/4/2016		2/2/2016
16-042	2/1/2016	I	Russell	Sewer Issue - 3400 block South Broadway	CD	2/4/2016		2/3/2016
16-043	2/1/2016	I	Jefferson	Business Notification of Regulation Changes	CMO/ALL	2/4/2016		2/3/2016
16-044	2/1/2016	I	Martinez	Service Line Warranty Cancellation Letter	CMO	2/4/2016		2/24/2016
16-045	2/1/2016	I	Martinez	Clayton Elementary Street Conditions (snow)	PW	2/4/2016		2/23/2016
16-046	2/1/2016	I	Martinez	CityCenter Evening Meeting Security	PD/EEF	2/4/2016		3/21/2016
16-047	2/1/2016	I	Council	Citizen of the Century Selection Information	CMO	2/4/2016		2/3/2016
16-048	2/3/2016	I	Jefferson	Englewood Depot Snow Removal Inquiry	PR	2/5/2016		3/4/2016
16-049	2/9/2016	I	Yates	Construction Defects Ordinance	CAO	2/12/2016		
16-050	2/13/2016	I	Barrentine	Economic Development Incentives Inquiry	CD	2/16/2016		2/16/2016
16-051	2/16/2016	S	Barrentine	Mayor/Manager/Attorney Mtg. Audio	CMO	2/19/2016		2/19/2016
16-052	2/16/2016	S	Barrentine	Meeting Audio Solution	CMO/IT	2/19/2016		2/23/2016
16-053	2/16/2016	S	Olson	Simon Center Sexual Harrassment Claims	PD	2/19/2016		2/19/2016
16-054	2/16/2016	S	Barrentine	Paseo Fence Inquiry	CD	2/19/2016		2/19/2016
16-055	2/22/2016	I	Council	FunFest Follow-up	PRL	2/25/2016		2/24/2016
16-056	3/1/2016	I	Barrentine	Paseo Fence Inquiry - Follow-up	CD	3/3/2016		3/2/2016
16-057	3/3/2016	S	Jefferson	Floyd & Bannock Code/Crime Concerns	PD	3/4/2016		3/7/2016
16-058	3/14/2016	I	Jefferson	Cherokee Kivas Construction Project Update	CD	3/17/2016		3/17/2016
16-059	3/14/2016	I	Olson	OpenEnglewood Statistics	FAS	3/17/2016		3/15/2016
16-060	3/14/2016	I	Olson	Comp. Plan Clarification - Belleview/Broadway	CD	3/17/2016		3/17/2016
16-061	3/14/2016	I	Jefferson	Microphones - Community Room	CMO	3/17/2016		3/15/2016
16-062	3/14/2016	I	Jefferson	Denver Fire - Late-night Lights and Sirens	CMO/PW	3/17/2016		4/7/2016
16-063	3/16/2016	I	Gillit	S. Lipan Code Violations - Trash	PD	3/21/2016		3/23/2016
16-064	3/18/2016	I	Gillit	3398 W. Grand Ave. -Remodelling Permit	CD	3/22/2016		3/18/2016

**S = Service**  
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CA - City Attorney; CMO - City Manager's Office; CD - Community Development; EEF - Englewood Environmental Foundation  
FAS - Finance and Administrative Services; PRL - Parks, Recreation Library; MC - Municipal Court; PW - Public Works; PD - Police Department; UT-  
Utilities; WW - Wastewater Treatment Plant

Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-065	3/21/2016	I	Council	Inquiries re: Marijuana Social Clubs	CAO	3/24/2016		4/11/2016
16-066	3/21/2016	I	Olson	Revenue Comparison Chart	FAS	3/24/2016		3/30/2016
16-067	3/21/2016	I	Olson	Financial Report - Color Consistency	FAS	3/24/2016		3/30/2016
16-068	3/21/2016	I	Barrentine	Code Enforcement Stats - Last 12 years	PD	3/24/2016		3/31/2016
16-069	3/21/2016	I	Barrentine	Alta Cherry Hills - Map Corrections	CD	3/24/2016		3/30/2016
16-070	3/21/2016	I	Yates	City Ditch/Private Property Fencing	UT/PW	3/24/2016		4/18/2016
16-071	3/21/2016	I	Council	Economic Development Incentive Policy Update	CD	3/24/2016		3/24/2016
16-072	3/28/2016	I	Jefferson	ACE Business Survey Results to Council	CD	3/31/2016		3/29/2016
16-073	3/28/2016	I	Olson	Street Conditions - Xcel Energy Follow-up	PW	3/31/2016		4/1/2016
16-074	3/28/2016	I	Jefferson	Englewood Marketing Plan	CMO/CD	3/31/2016		3/30/2016
16-075	3/28/2016	I	Barrentine	Littleton Police Facility Renovation	CMO	3/31/2016		4/29/2016
16-076	3/29/2016	I	Olson	Economic Incentives Analysis	CD/FAS	3/31/2016		4/27/2016
16-077	4/5/2016	I	Olson	Equal Employment Opportunity- Job Posts, EEO La	FAS	4/8/2016		
16-078	4/5/2016	I	Olson	Cherokee Kivas - Meeting Update	BD/CMO/CA/CD	4/8/2016		4/11/2016
16-079	4/5/2016	I	Council	New Comp Plan - Arts & Crafts Home Preservation	CD	4/8/2016		4/6/2016
16-080	4/5/2016	I	Gillit	Checklist for building projects/remodels	BD	4/8/2016		4/7/2016
16-081	4/5/2016	I	Yates	Over-the-counter permitting for 10 most Common	BD	4/8/2016		4/7/2016
16-082	4/5/2016	I	Barrentine	Report of all EMRF expenses since 1999	FAS	4/8/2016		4/20/2016
16-083	4/6/2016	S	Jefferson	E-Notifications for Community Development NewsCommunications		4/8/2016		4/6/2016
16-084	4/7/2016	I	Gillit	4856 S. Lipan St. trailer parked illegally in front of a	PD	4/11/2016		4/7/2016
16-085	4/11/2016	I	Gillit	Status and type of tenant that will use space at Oxf	CD	4/14/2016		4/11/2016
16-086	4/11/2016	I	Jefferson	Englewood specific unemployment stats	CMO	4/15/2016		5/9/2016
16-087	4/11/2016	I	Olson	Impact of industrial development in a 1st tier subur	CD	4/15/2016		4/14/2016
16-088	4/11/2016	I	Olson	A primer sheet on the PUD process	CD	4/15/2016		4/14/2016
16-089	4/11/2016	I	Jefferson	Residential development positive/negative to a co	CD	4/15/2016		4/14/2016
16-090	4/11/2016	I	Council	Will TIF be generated from General Ironworks site?	CD/FAS	4/15/2016		5/4/2016
16-091	4/11/2016	I	Russell	Role of Council liaison to a Board/Commission	CMO	4/15/2016		4/27/2016
16-092	4/12/2016	I	Yates	What code requires the use of General Contractor	CD	4/15/2016		4/13/2016
16-093	4/12/2016	I	Yates	Cost to have SAFEbuilt run Building Department	CD/FAS	4/15/2016		
16-094	4/18/2016	I	Barrentine	Process of moving alternate to regular on B&Cs	CMO	4/21/2016		4/19/2016
16-095	4/18/2016	I	Yates	Provide the code that requires the use of General C	CD	4/21/2016		4/21/2016
16-096	4/21/2016	S	Jefferson	Get the lights working on gateway entry sign 2700 S	PR&L	4/26/2016		5/6/2016
16-097	4/25/2016	I	Russell	List of all zone changes in past 5 years	CD	4/28/2016		4/28/2016
16-098	4/25/2016	I	Barrentine	Unsafe tree 4898 S. Lincoln St.	CAO/PD	4/28/2016		
16-099	4/28/2016	I	Barrentine	Minutes from Council meeting re: Eminent domain	CD	5/3/2016		4/29/2016
16-100	4/28/2016	I	Barrentine	The process which established Englewood Housing	CAO/CMO	5/3/2016		

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Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-101	5/9/2016	I	Yates	What kind of home improvements are ok without a	CD	5/12/2016		5/11/2016
16-102	5/9/2016	I	Barrentine	Look into a library fine	Library	5/12/2016		5/10/2016
16-103	5/11/2016	I	Barrentine	Does Downtown Development Authority still exist?	CD	5/16/2016		5/12/2016
16-104	5/11/2016	I	Barrentine	Does the special fund for collection of TIF still exist?	CD	5/16/2016		5/12/2016
16-105	5/11/2016	I	Barrentine	Why use a failed marketing concept from 1982 in pr	CD	5/16/2016		5/12/2016
16-106	5/11/2016	I	Barrentine	Do covenants mentioned on page 30 of Downtown	CD	5/16/2016		5/12/2016
16-107	5/11/2016	I	Barrentine	Does Medici have zoning in place? Is zoning consist	CD	5/16/2016		5/12/2016
16-108	5/11/2016	I	Barrentine	Was the permanent management structure on pag	CD	5/16/2016		5/12/2016
16-109	5/11/2016	I	Barrentine	Details on sales tax increment collected from Cinde	CD	5/16/2016		5/12/2016
16-110	5/11/2016	I	Barrentine	If TIF has expired, verify no funds, taxes or any incre	CD	5/16/2016		5/12/2016
16-111	5/13/2016	I	Yates	List the number of DUIs and fatalities by drivers co	PD	5/18/2016		5/16/2016
16-112	5/23/2016	I	Barrentine	Verbiage related to historic preservation removed f	CD	5/26/2016		5/26/2016
16-113	5/23/2016	I	Jefferson	P&Z examine lot coverage and bulk plane analysis	CD	5/26/2016		
16-114	5/23/2016	I	Olson	City Manager update on operational plan progress	CMO	5/26/2016		
16-115	5/23/2016	I	Barrentine	Analysis for housing in industrial areas and MU B1	CD	5/26/2016		5/26/2016
16-116	5/23/2016	I	Yates	What Kimco could do with their property under MU	CD	5/26/2016		5/26/2016
16-117	5/23/2016	I	Jefferson	City Manager analyze TIF issues related to General I	CMO/CD	5/26/2016		

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**TO:** Mayor Jefferson and Council Members

**THRU:** Eric Keck, City Manager  
Brad Power, Community Development Director

**FROM:** Harold J. Stitt, Senior Planner

**DATE:** May 26, 2016

**SUBJECT:** Council Request 16-112: Historic Preservation in Comp Plan

The historic preservation language that was amended by the Planning and Zoning Commission appears in the Chapter 3 Residential Transition Area sections of the following Neighborhood Areas:

Medical District Area

October 2015 Draft version:

It is a future goal to promote infill townhome development between the hospitals and single family neighborhoods to the north to provide a transitional zone that will diversify land use mix, provide opportunities for new housing and home ownership, while also making efforts to identify historical properties for preservation and encouraging traditional neighborhood designs.

January 2016 Draft version:

Explore residential redevelopment plans that promote infill townhome development between the hospitals and single family neighborhoods to the north to provide a transitional zone that will diversify land use mix, provide opportunities for new housing and home ownership.

Cushing Park Area

October 2015 Draft version:

Incentivize preservation of homes identified as possessing historical and architecturally significant character.

Removed in the March 2016 Draft version

Bates-Logan Park Area

October 2015 Draft version:

Incentivize preservation of homes identified as possessing historical and architecturally significant character.

Removed in the March 2016 Draft version

Jason Park/Maddox Area

October 2015 Draft version:

Incentivize preservation of homes identified as possessing historical and architecturally significant character.

Removed in the January 2016 Draft version

South Broadway Heights Area

October 2015 Draft version:

Incentivize preservation of homes identified as possessing historical and architecturally significant character.

Removed in the March 2016 Draft version

Centennial Park Area

October 2015 Draft version:

It is a future goal to promote infill townhome development between the hospitals and single family neighborhoods to the north to provide a transitional zone that will diversify land use mix, provide opportunities for new housing and home ownership, while also making efforts to identify historical properties for preservation and encouraging traditional neighborhood designs.

January 2016 Draft version:

It is a future goal to promote infill townhome development to provide a transition zone that will diversify land use mix, provide opportunities for new housing and home ownership.

Duncan Park Area

October 2015 Draft version:

Incentivize preservation of homes identified as possessing historical and architecturally significant character.

Removed in the March 2016 Draft version



**TO:** Mayor Jefferson and Council Members

**THRU:** Eric Keck, City Manager  
Brad Power, Community Development Director

**FROM:** Brook Bell, Planner II

**DATE:** May 26, 2016

**SUBJECT:** Council Request 16-113 - Lot Coverage & Bulk Plane Analysis

The Council request is for the Planning and Zoning Commission to examine lot coverage and bulk plane to insure that the regulations provide encouragement for development but also assurances to existing property owners that they will not be overcrowded.

This request will be forwarded to the Planning and Zoning Commission and placed on their work program with a high priority. Please note that the Commission currently has two other priority items involving amendments to the Unified Development Code that need to be completed prior to reviewing the bulk plane and lot coverage regulations. After the Commission completes these two items, the current lot coverage and bulk plane regulations will be reviewed and any recommendations for amendments will be brought forward to City Council.



**TO:** Mayor Jefferson and Council Members

**THRU:** Eric Keck, City Manager  
Brad Power, Community Development Director

**FROM:** Harold J. Stitt, Senior Planner

**DATE:** May 26, 2016

**SUBJECT:** Council Request 16-115: Housing in Industrial Areas

The following table from EMC Title 16: Unified Development Code illustrates the allowances for residential use in the commercial and industrial zone districts:

<b>TABLE 16-5-1.1: TABLE OF ALLOWED USES</b>					
<b>Residential Use</b>	<b>MU-B-1</b>	<b>MU-B-2</b>	<b>TSA</b>	<b>I-1</b>	<b>I-2</b>
Group living facility, large/special	P	P			
Group living facility, small	P	P	P		
Small treatment center	P	P			
Live/work dwelling	P		P	L	L
Manufactured home park				P	
Multi-unit dwelling	P	P	P		
One-unit dwelling					
One-unit dwelling on a small lot					
Boarding or rooming house					
<p><b>MU-B-1:</b> A mixed-use central business zone district  <b>MU-B-2:</b> A general arterial business zone district  <b>TSA:</b> A mixed-use district intended for land uses adjacent to light rail transit stations  <b>I-1:</b> A light industrial zone district  <b>I-2:</b> A general industrial zone district            P = Permitted Use            L= Limited Use</p>					

As depicted in the table, live/work dwellings and multi-unit dwellings are currently permitted in the MU-B-1, MU-B-2, and TSA zone districts. In the industrial districts residential use is limited to the existing manufactured/mobile home parks. If Council desires to allow additional residential uses in industrial zones amending the I-1 and I-2 to permit multi-unit dwellings should be considered. If, on the other hand, increased housing options is intended to apply to areas



adjacent to light rail transit stations utilizing the TSA zone regulations, either as a rezoning of specific industrial property adjacent to light rail transit stations or as an overlay zone on such property, should be considered.

TSA: Transit Station Area is a mixed-use district intended to ensure a diverse mix of uses within convenient walking distance to Regional Transportation District (RTD) light rail stations in the City of Englewood. The district encourages appropriate residential development patterns with sufficient density to support transit use and neighborhoods for residents, as well as commercial retail uses to serve the shopping and service needs of district residents, employees, and commuters.



**TO:** Mayor Jefferson and Council Members

**THRU:** Eric Keck, City Manager  
Brad Power, Community Development Director

**FROM:** Darren Hollingsworth, Economic Development Manager  
Audra Kirk, Planner II

**DATE:** May 26, 2016

**SUBJECT:** CR 16-116 Englewood Plaza Redevelopment Under MU-B1 Zone District

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Following the closure of the Country Buffet, staff contacted and met with representatives from KIMCO Realty to discuss the Englewood Plaza shopping center and their potential plans for redevelopment or revitalization of the shopping center. In the short-run, KIMCO is seeking another tenant for the 10,200 square foot recently vacated by County Buffet; however, in the long-run there may be potential for the shopping center owner to consider redevelopment of the property. This summer a Senior Vice President of Real Estate for KIMCO Realty will tour properties in Colorado, including the Englewood Plaza property. At that time KIMCO will analyze and discuss opportunities to redevelop or revitalize viable properties that hold investment or redevelopment potential. The City's development team will continue to assist KIMCO in any future considerations for the shopping center.

The Englewood Plaza shopping center is located on 6.7 acres in the MU-B1 Zone District. This commercial district allows for a variety of development options including: commercial, office, entertainment, and multi-family residential development. The intensity of any development would be limited by the amount of parking demanded and provided by the project. If structured parking is considered, the future development potential of the site could be intensified.