



City of Greenwood Village

Minutes – Final

Planning and Zoning Commission

6060 South Quebec Street
Greenwood Village, CO
80111

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Tuesday, November 18, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

The Planning and Zoning Commission of the City of Greenwood Village met in a regular session, 6060 S Quebec St, City of Greenwood Village, County of Arapahoe, State of Colorado at 6:02 PM.

Staff in Attendance: Derek Stertz - Planning Manager, Grady Timmerman - Planner II, Brandon Nehl - Planner I, Justin Williams - Engineering Manager, Krista Ashford - Planning Technician

2. ROLL CALL

Present: 6 - Richard Easton, Randy Davis, Tim Hascall, Jeffrey Litman, Steve Moran, Scott Sax

Absent: 1 - Eric Montag

Presiding: Tim Hascall

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Easton.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Steve Moran, seconded by Commissioner Scott Sax; to Accept APPROVAL OF MINUTES. The motion carried by voice vote.

Yes: 5 - Richard Easton, Tim Hascall, Jeffrey Litman, Steve Moran, Scott Sax

No: 1 - Randy Davis

Recused: 0 - None

- A. Tentative Minutes 10.07.2025 (2025-336)

Commissioner Davis objected to the minutes as not having enough substance to convey what was discussed at the meeting.

5. RESOLUTION OF APPRECIATION

Resolution was read for Katrin Mezger by Chair Tim Hascall.

- A. Resolution of Appreciation for Katrin Mezger

Chair Hascall, in addition to reading the resolution, was grateful for the wise counsel and forthright discussion. He congratulated her on election to City Council.

6. PUBLIC HEARINGS

- A. Case No. PZ-25-00032; Major Subdivision Final Plat at 8081 E Orchard Rd for The Orchard (2025-353)

Planner Timmerman stated that a notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing date, time, and place was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Planner Timmerman gave the staff presentation.

Don Provost 5750 DTC Parkway Suite 210. Greenwood Village Colorado and Mike Mulhern 1400 Glenarm St, Denver CO 80202

Applicants discussed minor changes and the shifting of buildings east, maintaining the setback, but adding 22 parking spaces. Also added a recycling enclosure, a permanent generator and a space for a temporary generator based on experience at an additional site outside of Greenwood Village. Staff also mentioned accessible parking will be moving to the main median.

Chair Hascall opened the item for questions.

The Commission asked questions to clarify the major subdivision plat and final plat, clarifications on enclosures, and the timeline on the demolition and construction process. The Commission asked if this was similar to previous grocery projects. Planning Manager Stertz confirmed that in comparison to other grocery stores in Greenwood Village, this project is being held to a higher standard.

Chair Hascall closed the public hearing and asked the Commission to deliberate and make motions for both applications.

The Commission deliberated amongst itself.

A motion was made by Commissioner Richard Easton, seconded by Commissioner Jeffrey Litman; to Approve Case No. PZ-25-00032; Major Subdivision Final Plat at 8081 E Orchard Rd for The Orchard. The motion carried by unanimous voice vote.

Yes: 6 - Richard Easton, Randy Davis, Tim Hascall, Jeffrey Litman, Steve Moran, Scott Sax

No: 0 - None

Recused: 0 - None

- B. Case No. PZ-25-00038, a Site Development Plan Amendment at 8081 E Orchard Rd for The Orchard (2025-354)

A motion was made by Commissioner Steve Moran, seconded by Commissioner Scott Sax; to Approve Case No. PZ-25-00038, a Site Development Plan Amendment at 8081 E Orchard Rd for The Orchard. The motion carried by unanimous voice vote.

Yes: 6 - Richard Easton, Randy Davis, Tim Hascall, Jeffrey Litman,
Steve Moran, Scott Sax

No: 0 - None

Recused: 0 - None

7. PUBLIC COMMENT

No public comment was presented

8. DISCUSSION ITEMS

No discussion items were presented.

9. NEW BUSINESS

No new business items were presented.

10. ADJOURNMENT

A motion was made by Commissioner Jeffrey Litman to Adjourn ADJOURNMENT. The motion carried by unanimous voice vote.

Yes: 6 - Richard Easton, Randy Davis, Tim Hascall, Jeffrey Litman,
Steve Moran, Scott Sax

No: 0 - None

Recused: 0 - None

There being no further business, the meeting adjourned at 6:47 PM.

Timothy M. Hascall