



WHAT'S AT STAKE

End of One House Per Lot?



The City would have to allow duplexes on either side of an existing home

SUBMITTED BY CITY OF CHERRY HILLS VILLAGE

To all Cherry Hills Village Residents:

The Colorado Legislature is considering a bill, Senate Bill 23-213, known as the "More Housing Now" bill, which would end local control of land use decisions in Colorado. If passed, Cherry Hills Village City Council would no longer have control over residential development in the city. Development decisions would be centralized at the state level and determined by rules enacted through the Governor's office.

WHAT WILL THIS MEAN FOR YOU AS A RESIDENT:

- Any residential lot in the Village can be developed with a multi-family unit up to six-plex in size.
- Dense mixed-income housing of a minimum of 60 residential units per acre will be allowed by right on lots within a half mile of all transit stations which includes lots in the eastern part of Old Charlou and Southmoor Vista neighborhoods.
- Cherry Hills Village will be required to adopt a plan for affordable housing and meet affordable housing minimums set by state bureaucrats.
- Duplex, triplex, quadruplex,

and six-plex development in the Village will not require on-site parking, resulting in congested on-street parking in neighborhoods.

- There will be no limitation on the number of people living in any residence.
- Any property owner (does not have to be a resident) will be allowed to put a detached accessory dwelling unit ("ADU" or "granny flat") on their single-family lot up to 50% as large as the primary residence, only 5 feet from the property line, and allow another group of people to live there without any additional on-site parking.
- Public land, including open space, could be sold for affordable housing development without requiring a vote of the people in direct conflict with our voter-approved charter amendment.
- Any necessary improvements in water, sewer, roads, schools, fire protection and law enforcement to accom-

modate this increased density will be at the expense of the taxpayer.

- All HOA covenants regarding prohibitions of multi-family dwellings or accessory dwelling units and minimum setback requirements will be overruled.

WE NEED YOUR HELP:

This issue is moving quickly at the state capital with hearings on the legislation that started Thursday April 6 as supporters hope to have this legislation passed before the end of the legislative session on May 6th. **City Council is opposed to this legislation and is aggressively working to defeat this bill.** If you agree that residential development should be a matter of local control with local input to maintain the unique character of Cherry Hills Village, please contact the representative below today.



The City would have to allow up to six-plex development on any residentially zoned lot

Meg Froelich talks about housing and SB23-213



BY FREDA MIKLIN
GOVERNMENTAL REPORTER



Meg Froelich has represented State House District Three since January 14, 2019.

On April 8, HD3 State Rep. Meg Froelich, who represents Cherry Hills Village, Englewood, Sheridan, and a small part of Denver, held a virtual town hall about housing. Although the event had been planned before the introduction of the SB23-213, Governor Polis' statewide housing plan currently being considered in the State Senate, that bill was top of mind for many listeners.

Froelich explained her position, "We need to build more housing. We are at a deficit. In conjunction with environmental groups, we would like to have new housing built around transit centers. We want to reduce vehicle miles traveled. We want to make walkable, livable communities." She also related work-force challenges to the lack of middle housing available for employees, including health care workers, teachers, and construction workers.

Addressing SB23-213 directly, Froelich shared that the proposal came from the governor and that she, like others, has concerns with parts of it, but, she pointed out, it is presently "an introduced bill—not the final product," continuing, "If it makes it to me in the House, it will have made it through the Senate, which means it will have been amended to get enough people on board who are currently opposed," adding that, if the bill does not pass the Senate, it will likely be because enough Senators agree that land use is *not* a matter of statewide concern, a contention of many local elected officials across Colorado.

Conversely, she predicted that if a majority of Senators conclude that climate and housing "are in a crisis state," and those *are* matters of statewide concern, the bill will be amended as necessary and pass the Senate, then the House.

In her view, "I believe we are in a climate crisis and we are not meeting our greenhouse gas roadmap goals. Housing is a place where both of those things must interact to meet those goals... There is a challenge with municipalities whose zoning and

decision-making have been absolutely in obstruction to both transit-oriented development, affordable housing development (and) middle housing development."

She went on, "We have lots of areas around transit, around light rail that are not developed. In the case of the Orchard Light Rail Station in Greenwood Village, that was Greenwood Village acting proactively to make sure that that land was not developed... What can we do to nudge our cities to... address these twin challenges of housing and climate?"

Froelich also pointed to the Englewood Civic Center as a location where transit-oriented development could "benefit our whole com-

munity," adding, "We don't need to do that by razing a mid-century modern home to put in a four-plex, and that isn't in the plan."

For now, Froelich assured constituents that she is "conducting lots of rounds of listening sessions with local folks" on the matter and that she agrees that local elected officials should have been consulted more when this plan was devised. She also assured concerned residents of Cherry Hills Village that, "You are not going to have a triplex on your cul-de-sac in CHV."

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CONTACT YOUR REPRESENTATIVES

Senator Jeff Bridges

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Representative Meg Froelich

720-570-6337 meg.froelich.house@coleg.gov

Sign the petition in opposition:

<https://chnng.it/DBj48NyBvF>

Paid for by The City of Cherry Hills Village