

CHERRY HILLS VILLAGE COLORADO

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

Village Center
Telephone 303-789-2541
FAX 303-761-9386

April 6, 2023

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 accommodate 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.



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

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

WE NEED YOUR HELP:

This issue is moving quickly at the state capital with hearings on the legislation starting Thursday April 6th 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:

Senator Jeff Bridges

303-358-5551
jeff.bridges.senate@coleg.gov

Representative Meg Froelich

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

Sign the petition in opposition:

<https://chnng.it/DBj48NyBvF>

Sincerely,

Katy Brown, Mayor

Randy Weil, District 1 and Mayor Pro Tem

Earl Hoellen, District 2

Al Blum, District 3

Susan Maguire, District 4

Dan Sheldon, District 5

Robert Eber, District 6