

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
FEBRUARY 3, 2026
9:30 A.M.**

SUBJECT: PF25-006 – COPPERLEAF FILING NO. 32 - FINAL PLAT

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

LOCATION:

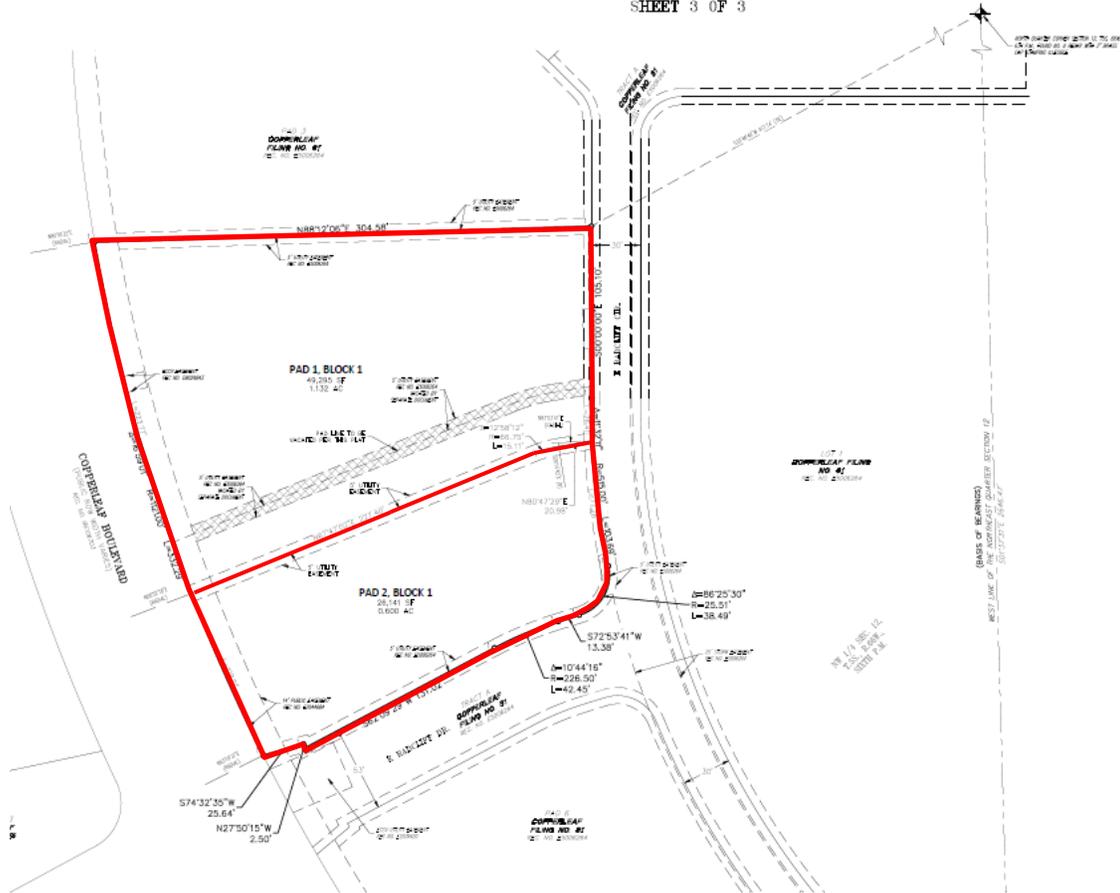
The proposed lots, Pads 1 and 2, Copperleaf Filing No. 32, are located in the Copperleaf Commercial Center adjacent to Copperleaf Boulevard. The Copperleaf Commercial Center is located on the southeast corner of E. Quincy Avenue and Copperleaf Boulevard and is zoned Mixed Use (MU). This development is also located within Commissioner District No. 3.



Vicinity and Zoning Map

COPPERLEAF FILING NO. 32

FINAL PLAT
A REPLAT OF PAD 4 AND PAD 5, COPPERLEAF FILING NO. 31,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SHEET 3 OF 3



Pad 1 and Pad 2, Copperleaf Filing No. 32

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: Copperleaf Commercial Center development, zoned MU
- South: Copperleaf Commercial Center development, zoned MU
- East: Copperleaf Commercial Center development, zoned MU
- West: Copperleaf Development – multi-family residential and commercial, zoned MU

PROPOSAL:

The applicant, Galloway and Company, LLC, is seeking approval to replat Pads 4 and 5, Copperleaf Filing No. 31, to create Pads 1 and 2, Block 1, Copperleaf Filing No. 32, to better accommodate future development on these lots. The new pad sites will be 1.132 acres (Pad 1) and 0.600 acres (Pad 2) in size.

A final plat review is necessary for this application since new easements are being created by this plat and dedicated to the Arapahoe County Board of County Commissioners.

BACKGROUND

The Copperleaf Final Plat No. Filing 31 (Case No. PF24-003) was recorded in January 2025. This plat created the subject lots, known as Pads 4 and 5, and is located on the west side of the development and adjacent to Copperleaf Boulevard. These lots have a five-foot utility easement running along each lot line, except the west property line, which has a 14-foot public use easement. With the creation of Pads 1 and 2, the two existing five-foot utility easements on both sides of the old lot line between Pads 4 and 5 will need to be vacated. An Easement Vacation application (VAC25-003) is running concurrently with this application to vacate these easements.

DISCUSSION

Staff review of this application included a comparison of the proposal to 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Final Plat Regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan: The subject pad sites comply with the designation in the land use category of Regional Commercial. Regional Commercial uses include commercial activities with regional-level significance, providing general merchandise and comparison-shopping goods, rather than emphasizing convenience and/or neighborhood shopping. Primary uses include malls, “big box” centers, and auto dealerships. The associated Specific Development Plan land use chart lists a variety of uses that are allowed and considers regional uses that would have a regional draw, along with local uses. This application complies with the Comprehensive Plan designation.

This proposal complies with the Comprehensive Plan as follows:

Policy GM 3.1 Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

The subject lots are located within areas of low risk from natural and man-made hazards. The Colorado Geological Survey indicated that they don't have any objections to the replat.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The pad sites will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District, and the district provided staff with a “will serve” letter to serve the entire final plat (Case No. PF24-003) and has no further comment on the replat of these lots.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter and the district provided staff with a “will serve” letter to serve the entire final plat (Case No. PF24-003) and has no further comment on the replat of these lots.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development

The development can be served by utility providers.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff’s Office and South Metro Fire Rescue do not object to this replat.

2. Land Development Code – Subdivision Regulations

Section 5-6.3.B of the Land Development Code allows a Final Plat to be approved if the proposal meets all of the following criteria:

A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28-133(6)(a) C.R.S.].

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter and has no further comment on the replat of these lots.

B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(b) C.R.S.].

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter and has no further comment on the replat of these lots.

C. The Applicant has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the subdivider and that

the proposed uses of these areas are compatible with such conditions. [Section 30-28-133 (6) (c) C.R.S.].

The Colorado Geological Survey has no objection to the approval of this application as proposed.

D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposed replat shall adhere to the Specific Development Plan.

E. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.

The Mineral Resource Map B-8 doesn't cover the subject property.

F. For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.

This replat doesn't propose residential units; therefore, cash-in-lieu is not applicable.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

STAFF FINDINGS:

Staff have reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed PF25-006, Copperleaf Filing No. 32 - Final Plat, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PF25-006, Copperleaf Filing No. 32 - Final Plat, complies with the General Submittal Requirements contained in Section 2-16 are enumerated in the Arapahoe County Development Application Manual.
3. The proposed PF25-006, Copperleaf Filing No. 32 – Final Plat, meets the Arapahoe County Land Development Code and procedures, including those stated in Section

5-6.3.B.

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, the staff recommends approval of Case No. PF25-006 Copperleaf Filing No. 32 Final Plat.

The Board of County Commissioners has alternatives that include the following:

1. Approval of the proposed Final Plat.
2. Approval of the proposed Final Plat with condition(s).
3. Continue to a date certain for more information.
4. Recommend denial of the proposed Final Plat.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

Attachments:

Engineering Staff Report

Referral Comments/Applicant's Response

Final Plat