

PLANNING COMMISSION OF ARAPAHOE COUNTY, COLORADO
RESOLUTION NUMBER 24- XXX

**AMENDMENT OF THE 2005 FOUR SQUARE MILE SUB-AREA PLAN, AN
ELEMENT OF THE
2018 ARAPAHOE COUNTY COMPREHENSIVE PLAN
CASE NO LR24-001**

RESOLUTION NO. 24-XXX It was moved by Planning Commissioner _____ and seconded by Planning Commissioner _____ to adopt the following Resolution:

WHEREAS, the Planning Commission is authorized by Colorado Revised Statutes §30-28-108 to adopt a Comprehensive Plan for the unincorporated areas of Arapahoe County by resolution and make amendments thereto over time; and

WHEREAS, the Planning Commission adopted the Four Square Mile Sub-Area Plan as an element of the 2001 Arapahoe County Comprehensive Plan on February 15, 2005, and periodically updated and amended the Sub-Area Plan and Land Use Map; and

WHEREAS, the Planning Commission approved Chapter V of the Comprehensive Plan January 2014, which provided a process for citizens to propose amendments to the Comprehensive Plan and its various sub-area plans; and

WHEREAS, the Planning Commission adopted a new Arapahoe County Comprehensive Plan on January 9, 2018, pursuant to Resolution 18-0001, which incorporated the citizen-initiated amendment process in Chapter VI of that Plan, and adopted by reference, the Four Square Mile Sub-Area Plan; and

WHEREAS, on July 19, 2022, the Planning Commission amended the 2018 Arapahoe County Comprehensive Plan, pursuant to Resolution 22-004, including incorporating amendment procedures in Appendix A of the Plan; and

WHEREAS, on September 9, 2024, Arapahoe County received a citizen-initiated application to amend the Four Square Mile Sub-Area Plan map to change the land use designation of one parcel identified as 1973-21-1-00-045, from Community to Convenience Commercial, as shown in **Exhibit A**; and

WHEREAS, the applicant held a neighborhood meeting in the affected area, and Arapahoe County staff on or before November 19, 2024, mailed written notice of the hearing by first-class mail to the address of all landowners within one-quarter mile of the properties as required under Appendix A of the Comprehensive Plan; and

WHEREAS, Arapahoe County staff referred the proposed amendment to the Colorado Department of Local Affairs as required by Colorado Revised Statutes §30-28-122; and

WHEREAS, the public hearing was duly noticed by publication in newspapers of general circulation within the County on November 14, 2024, and on the County's website beginning November 5, 2024; and

WHEREAS, on December 3, 2024, the Planning Commission reviewed the staff report and the proposed findings contained therein, conducted a public hearing, and considered all testimony and public comment as was presented at the public hearing; all of which are contained in and made part of the Record for the proposed Comprehensive Plan amendment, Planning Case No. LR24-001; and

WHEREAS, the Planning Commission hereby makes the following Findings in support of this Resolution:

1. This proposed Comprehensive Plan amendment complies with the goals of the Arapahoe County Comprehensive and Four Square Mile Sub-Area plans.
2. Amending the Four Square Mile Sub-Area Plan map will make the affected area consistent with some adjacent land uses and would be compatible with the surrounding area.
3. The Arapahoe County Planning Commission has the authority to amend provisions of the Four Square Mile Sub-Area Plan as proposed by this revision.

NOW THEREFORE BE IT RESOLVED, by the Planning Commission of Arapahoe County, State of Colorado:

1. That the 2005 Four Square Mile Sub-Area Plan, an element of the 2018 Comprehensive Plan, is hereby amended as proposed in Planning Division Case No. LR24-001 to change the land use classifications of parcel 1973-21-1-00-045 from Community to Convenience Commercial, as shown in Exhibit A.
2. Arapahoe County Planning Staff, in conjunction with the County Attorney's Office, is hereby authorized to update the Four Square Mile Sub-Area Plan map to reflect this amendment.
3. That the Secretary to the Planning Commission is hereby directed to maintain this Resolution in the files of the Public Works and Development Department. The Staff Report to the Planning Commission, documenting the amendment to be made, and all attachments and exhibits are a part of this Record.

The vote was:

Commissioner Brockelman, ____; Commissioner Howe ____; Commissioner Latsis, ____; Commissioner Miller, ____; Commissioner Mohrhaus, ____; Commissioner Sall ____; Commissioner Sauve, ____.

Planning Commission Chair

December 3, 2024

I, Jason Reynolds, **Secretary to the Arapahoe County Planning Commission**, do hereby certify that the above and foregoing Resolution is a true copy of the Resolution of the Planning Commission of Arapahoe County, Colorado adopted on December 3, 2024.

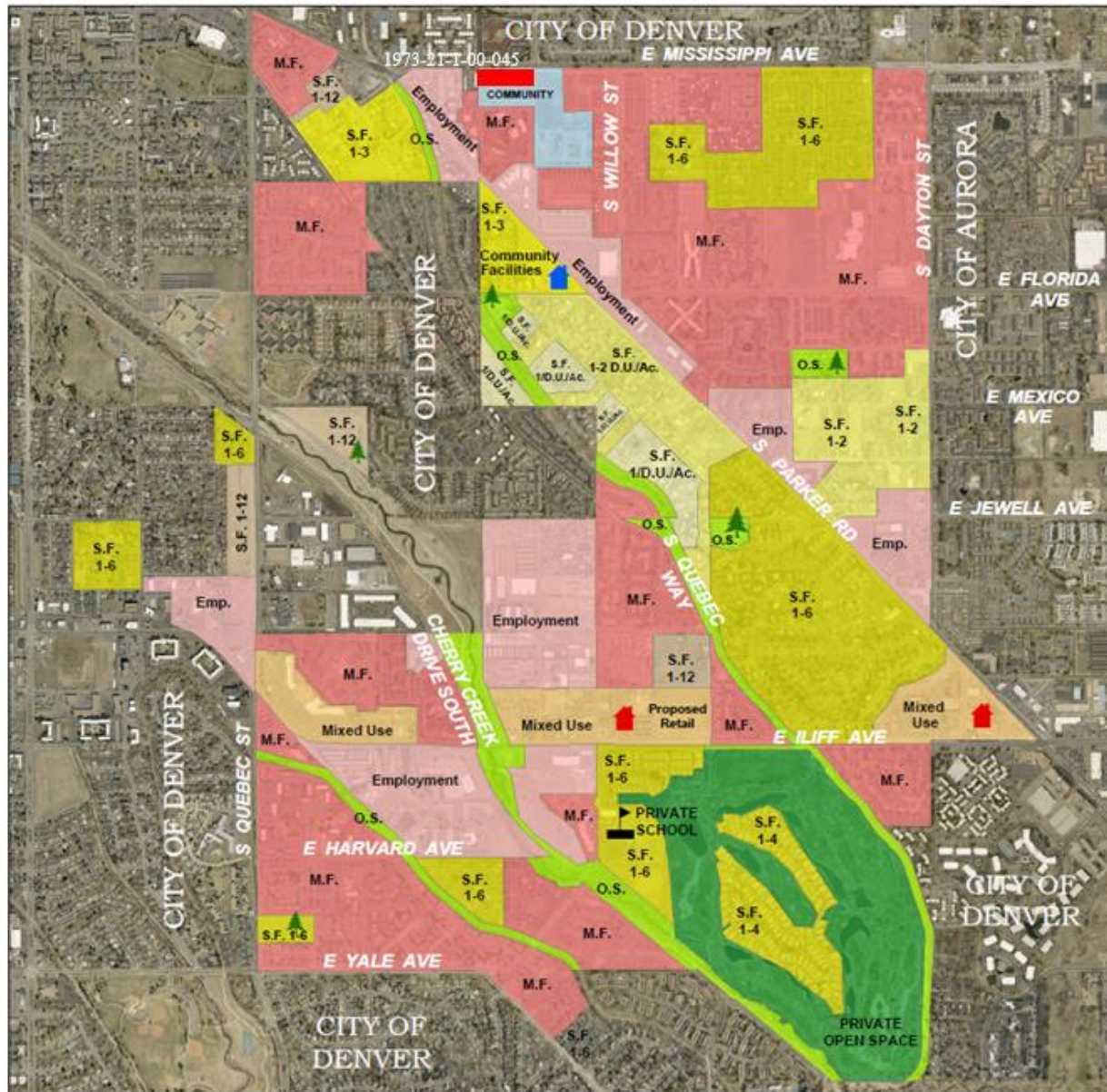
Jason Reynolds, Secretary

Date

DRAFT

EXHIBIT A

2005 SUBAREA PLAN FOR THE FOUR SQUARE MILE AREA - DRAFT



2005 Subarea Plan for the Four Square Mile Area

Amended by the Arapahoe County Planning Commission
November 15, 2016

Administrative Amendment 03/07/2017

Amended Case # LR21-002 11/08/2021

Amended Case # LR22-003 11/15/2022

LAND USE

- COMMUNITY
- EMPLOYMENT
- MF
- MU
- OS
- PRIVATE OS
- SF 1
- SF 1-12
- SF 1-2
- SF 1-3
- SF 1-6
- CONVENIENCE COMMERCIAL

▲ Potential Park/Open Space

▲ Potential Mixed Use Town Center

▲ Community Center/Library



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

General Disclaimer:
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