



Board Summary Report

File #: 26-326

Agenda Date: 6/23/2026

Agenda #: 6.b.

To: Board of County Commissioners

Through: Ceila Rethamel, Acting Director, Public Works & Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
GDP25-003, Residences at Platte Canyon, Rezone to Planned Unit Development, General Development Plan

Purpose and Request:

Highland Development Company (applicant), on behalf of five property owners, is requesting approval for Rezoning and a General Development Plan (GDP) for eight parcels, of approximately 10.7 acres, located south of the intersection of South Platte Canyon Road and West Mineral Drive. The applicant is requesting a rezone of the property from Mixed Use, Residential 1-A, and Open Space to Planned Unit Development (PUD) to allow single-family attached and townhome products at a density of up to 16 dwelling units per acre. The applicant has indicated that they plan to develop at a density of 4 to 6 dwellings per acre, but they are seeking higher density to allow flexibility in the future. The GDP proposes two access points, open space, including a pocket park, and stormwater detention.

If this application is approved, the development will require approval of additional applications, including: a Specific Development Plan (SDP), a Preliminary Subdivision Plat, an Administrative Site Plan (ASP), and a Final Subdivision Plat. Attached to this report is the proposed General Development Plan. Planning Commission and staff recommend the Board of County Commissioners approve the proposed Rezoning to Planned Unit Development and General Development Plan.

Alignment with Strategic Plan: Workforce and Community Prosperity - Promote and pursue a full continuum of housing options to support long-term economic stability.

Background and Discussion: The eight parcels are unplatted, zoned Mixed Use (MU), Residential 1-A (R-1-A), and Open Space (OS); the MU zoning allows for residential, office, and self-storage and was approved by the BoCC on January 5, 1988 (Case No. Z87-014). The subject property is largely vacant except for four existing single-family homes. The properties are adjacent to the South Platte Reservoir, detached single-family residences on the other side of South Platte Canyon Road, a detention facility to the north, and multi-family apartments to the northeast.

The properties are largely vacant or underused, with the exception of four single-family homes, which will be demolished if this application is approved. There is an off-street trail across South Platte

Canyon Road, which is owned and maintained by South Suburban Parks and Recreation, who requested the applicant evaluate the impacts of this development on bicycle safety and trail connectivity. Arapahoe County Open Spaces requests that safe access for pedestrians and cyclists be ensured and provide multi-modal circulation and access to this development; "Without a safe crossing of South Platte Canyon Road with a trail and sidewalk and some type of signal, this will create an unsafe, unsignalized crossing of a state highway that people will try to cross to get to the regional trail." Arapahoe County Open Spaces acknowledges that the Colorado Department of Transportation (CDOT) will continue to review this as part of the required Access Agreement. The applicant has acknowledged South Suburban Parks and Recreation and Arapahoe County Open Spaces' comments and has indicated that trail connections and crossings will be considered during later stages of the approval process, and a note has been added to the General Development Plan requiring a safe pedestrian crossing to be provided across South Platte Canyon Road to provide connectivity to the existing trail.

The applicant team is currently working with, and will continue to work with, the Platte Canyon Water and Sanitation District. The properties are not currently located within the boundaries of the Platte Canyon Water and Sanitation District; however, the referral comment letter dated January 27, 2026 (attached), from the district indicates discussions have been held between the district and the project owners regarding future inclusion of the property into the district. The letter states "An agreement-in-principle has been reached and, if all conditions are met, the property will be eligible to receive domestic water and wastewater service from facilities of the district. This is documented in meeting minutes from the December 19, 2025, district board meeting." (See Attachment A). A formal will-serve letter will be required with the SDP.

During the review of the GDP application, Colorado Geological Survey provided referral comments noting that the geotechnical study did not provide data for all eight parcels and requested that a complete geotechnical study be provided in order to fully evaluate the existing conditions. A condition of approval was added requiring the applicant to submit an updated geotechnical study within 60 days of final approval of the GDP, which covers the entire subject property, with sufficient borings and laboratory testing to more accurately characterize subsurface conditions.

It should be noted that when the applicant submitted for a presubmittal meeting with Public Works and Development, the Land Development Code did not include a Multi-Family zone district, so the applicant was directed to submit applications for a three-step Planned Unit Development.

At their May 5, 2026, meeting the Planning Commission voted 6-0 recommending approval of this application with the staff recommended condition of approval and a second condition of approval requiring the applicant to hold a neighborhood outreach meeting prior to the SDP application. An SDP application that is part of a three-step PUD process does not require a neighborhood outreach meeting prior to formal application per Section 5-2.1 of the Land Development Code.

Two members of the public raised concerns about increased traffic and the trail connection and safety of crossing South Platte Canyon Road. Arapahoe County Engineer Joseph Boateng explained that the level of service for total traffic (background traffic plus development) ranges from A to D, as shown in the Traffic Impact Study (TIS). The TIS submitted with this application studied the highest allowable density, up to 16 dwelling units per acre. The county 2040 Transportation Master Plan has the targeted Level of Service as D. Since the county requires a Level of Service D or better, it can be concluded that no major impact is expected. The applicant's team indicated that if the GDP is

approved, subsequent applications would address public concerns and include specific designs, as density would be established and the TIS would be reevaluated. The project team also confirmed they are committed to including a safe trail crossing with subsequent applications and discussions with CDOT and Arapahoe County Open Spaces. The Planning Commission staff report and meeting minutes are attached to this report.

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

1. Approve the proposed General Development Plan with conditions of approval as recommended by staff and the Planning Commission or with changes.
2. Continue to a date certain with more information.
3. Deny the General Development Plan.

Fiscal Impact: This application does not appear to fiscally impact the County.

Alignment with Strategic Implementation Strategies: This proposal is a quasi-judicial application and is evaluated against criteria in the Land Development Code.

Staff Recommendation: Considering the findings of the Planning Commission staff report and other information provided herein, Staff recommends approval of Case No. GDP25-003, Residences at Platte Canyon, Rezone to Planned Unit Development, General Development Plan, subject to the following conditions of approval:

1. Within 60 days of final approval of the GDP, the applicant shall submit a comprehensive preliminary geotechnical investigation that covers the entire subject property, with sufficient borings and laboratory testing to more accurately characterize subsurface conditions.
2. There needs to be a neighborhood outreach meeting prior to the SDP.

Concurrence: This application was before the Planning Commission on May 5, 2026. The Planning Commission recommended conditional approval of the proposed General Development Plan in a 6-0 vote.