

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
JANUARY 14, 2025
6:30 P.M.**

SUBJECT: PF24-003 – COPPERLEAF FILING NO. 31 - FINAL PLAT

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

LOCATION

The proposed subdivision is located on the southeast corner of E. Quincy Avenue and Copperleaf Boulevard. The property is zoned Mixed Use (MU) and in Commissioner District No. 3.



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

North: City of Aurora – single-family residential, Arapahoe Park and Recreation District – future trailhead/open space, zoned MU

South: Copperleaf Development – single-family and multi-family residential, zoned MU

East: Open space - High Plains Trail and E-470

West: Copperleaf Development – single-family and multi-family residential, zoned MU

PROPOSAL AND REQUEST

Quincy West 30, LLC, property owner, is seeking approval to subdivide a 32.2-acre parcel into lots (also labeled as pads), tracts, and road right-of-way dedications. The lot sites range in size from 0.699 to 11.39 acres. The lots will be developed for retail, commercial, and neighborhood services. The tracts are designated for utilities, drainage, and landscaping.

BACKGROUND

The subject property is located in Use Area M, Parcel M-4/Towne Centre 1 approved with the original Copperleaf Preliminary Development Plan (Z13-003). The Parcel M-4/Towne Centre 1 zoning allows a wide variety of retail, commercial, and neighborhood services, most of which were brought forward in the table of uses in the site's General Development Plan (GDP23-001), approved in the Fall of 2023. This Final Plat application is running concurrently with an Administrative Site Plan (ASP24-008) for the development of a 123,000-square-foot grocery store with a gas station.

ANALYSIS OF THE FINAL PLAT APPLICATION

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 in the Land Development Code; and 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan: The subject parcel is designated 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 property is 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 development as proposed.

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

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.

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.

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 the project.

2. Land Development Code – Subdivision Regulations

Section 5-6.3.B of the Land Development Code allows the 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.

- 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.

- 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 the Final Plat 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 development adheres to the Specific Development Plan. The proposed plat complies with the subdivision standards in the Land Development Code.

- 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 development 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.

4. Public Land Dedication

Since this development does not propose any new residential uses, land dedication for schools, parks, or other public uses is not required under Section 4-2.5 of the Land Development Code.

STAFF FINDINGS:

Staff has 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 PF24-003, Copperleaf Filing No. 31 - Final Plat, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PF24-003, Copperleaf Filing No. 31 - Final Plat, complies with the General Submittal Requirements contained in Section 2-16 enumerated in the Arapahoe County Development Application Manual.
3. The proposed PF24-003, Copperleaf Filing No. 31 - 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, staff recommends approval of Case No. PF24-003, Copperleaf Filing No. 31 - Final Plat, with the following conditions of approval:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the issuance of building permits for the development, all ECCV easements shall be recorded.
3. Prior to the issuance of the final copy of these plans, the applicant shall address all Xcel Energy comments.

Alternatives

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

1. Approve the proposed Final Plat.
2. Continue to a date certain for more information.
3. Deny 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 Letter
Exhibit



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME: Galloway & Company, Inc.	ADDRESS: 5500 Greenwood Plaza Blvd Greenwood Village, CO 80111 PHONE: 303-962-8516 EMAIL: aaronmclean@gallowayus.com	CONTACT: Aaron McLean TITLE: Project Manager
OWNER(S) OF RECORD NAME(S): Quincy West 30 LLC	ADDRESS: 7800 E Union Ave Ste 420 Denver, CO 80237 PHONE: 303-877-2840 EMAIL: rmiller@magnadevco.com	SIGNATURE(S): 
ENGINEERING FIRM NAME: Galloway & Company, Inc.	ADDRESS: 5500 Greenwood Plaza Blvd Greenwood Village, CO 80111 PHONE: 303-962-8516 EMAIL: aaronmclean@gallowayus.com	CONTACT: Aaron McLean TITLE: Project Manager

Pre-Submittal Case Number: Q 24 - 043 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.): 2073-12-1-10-043

Parcel Address or Cross Streets: SEC of Copperleaf Boulevard and E Quincy Avenue

Subdivision Name & Filing No: Copperleaf Filing No 27

EXISTING		PROPOSED	
Zoning:	Copperleaf Commercial GDP	Copperleaf Commercial GDP	
Project Name:	King Scoopers	King Scoopers	
Site Area (Acres):	Lot 1 = 11.396 and Lot 2 = 0.855	Lot 1 = 11.396 and Lot 2 = 0.855	
Density (Dwelling Units/Acre):	N/A	N/A	
Building Square Footage:	Vacant	123,000	
Disturbed Area (Acres):	N/A	12	

CASE TYPE (S)

☒ Administrative Site Plan ☒ Final Plat ☐

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

September 17, 2024

Arapahoe County PWD/Planning
Planning Division
6924 S. Lima St.
Centennial, CO 80112

Re: Final Plat - Application Letter of Intent
Copperleaf Commercial

Dear Public Works and Development,

Galloway & Company, Inc, on Quincy West 30 LLX, is pleased to submit this application for a new commercial Final Plat located within unincorporated Arapahoe county. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027). The project includes ~32 Acres and is currently governed by the Copperleaf Commercial GDP.

The proposed project includes project details for land areas that lie within the previously identified planning areas of PA-1 and PA-2 in the Copperleaf GDP. The Final Plat provides the expected/intended lots, tracts and anticipated R.O.W dedications that are consistent with the Preliminary Plan (PP24-001) and Site Development Plan (SDP24-001) application that are currently under review with County Staff.

It is the applicant's intent to follow fully comply with the Approval Criteria for Final Plat applications as identified in the County's LDC. This Final Plat package is being submitted concurrently with the grocery anchor's Administrative Site Plan (ASP) application that is being processed under ASP24-008.

We look forward to working with you to obtain approval of the Copperleaf Commercial Final Plat proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,
Galloway

Aaron McLean
Development Services Project Manager
Galloway & Company Inc.
303-962-8516
aaronmclean@gallowayus.com





November 28th, 2022

Jeff Weeder
Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

Re: Service Availability– Copperleaf Commercial Parcel M-4 (SE corner of E. Quincy & Copperleaf Blvd.)

Dear Jeff:

The above-described project, at the southeast corner of E. Quincy Avenue and Copperleaf Boulevard in Arapahoe County, Colorado, is located within the boundaries of the East Cherry Creek Valley Water & Sanitation District (ECCV). The District will provide water and sanitary sewer services to the project.

The provision of service will be subject to the rules and regulations of the District including payment of all applicable fees.

ECCV supplies water to approximately 21,000 Single Family Equivalents (SFE's). At buildout, ECCV is expecting to service approximately 23,500 SFE's. This project is currently included in the buildout demand.

If you have any questions regarding the terms and conditions of this letter, please contact me.

Sincerely,

DocuSigned by:

CBBDBD95BFF144E...

Michelle Probasco
Project Manager

cc: David J. Kaunisto, District Manager
Lauren Florman, Customer Service Manager
Mac Noah, Engineer

6201 S. Gun Club Road | Aurora, CO 80016
Ph: 303.693.3800 | *Fx:* 303.699.1228 | www.eccv.org