



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

CASE NO. SDPZ25-001
1338 S. VALENTIA ST.
SPECIFIC DEVELOPMENT PLAN (ZONING)

Planning Commission Public Hearing

May 5, 2026
Presenter: Raye Fields



Proposal



Applicant:
Valentia St. LLC

Request:

Change of uses on property to include:

- Contractors (plumbing, heating, etc)
- Microbrewery
- Recreation (indoor)
- Health Club
- Daycare
- Vehicle Repair (major & minor)
- Auto Detailing
- Vehicle leasing and rental
- Manufacturing, Light
- Wholesale business storage or warehousing
- Office-general, executive, professional
- Laboratories
- Retail
- Outdoor storage ancillary to such uses

Location & Zoning



Project Location:

Project is located near the corner of S. Parker Rd and S. Valentia St.

Zoning:

Mixed Use (MU)

Neighborhood Outreach



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March 26, 2025: Neighborhood Meeting @ Eloise May Library
940 invited – nine attendees

Concerns:

Crime and vagrancy in the general area (unrelated to subject property)
Potholes in Valentia Street (unrelated to subject property)

Praises:

General support of the expended uses to serve the community.

Questions:

Will there be a new development/expansion of the building?
No, the building footprint will remain the same



Comprehensive Plan



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Goal PFS 1- Ensure Adequate Water Supply in terms of Quantity and Quality for Existing and future Development

Policy PFS 4.3- Require Adequate Wastewater Treatment

Goal PFS 6- Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet Utilities in Existing and New Development.

Goal PFS 7- Ensure Existing and New Development Have Adequate Police and Fire Protection



Land Development Code



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Chapter 5-3.3, PUD of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, a PUD rezoning (GDP or SDP) must also meet all the applicable criteria in Sections 5-3.3.F.1 and 5-3.3.F.3.

The project meets all applicable criteria in relevant sections of the Land Development Code. This has been outlined in the Staff Report.



Referral Comments



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Comments received during the referral process are summarized in the referral comment document attached to the staff report (Attachment A).

There are no outstanding referral comments and staff is not recommending any conditions of approval based on comments received from referral agencies.

Staff did not receive any comments from the public.



Staff Findings



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1. The proposed SDPZ25-001, 1338 Valentia St.- Specific Development Plan with Zoning, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed SDPZ25-001, 1338 Valentia St. – Specific Development Plan with Zoning, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.3, for consideration and approval of a Specific Development Plan with Zoning application under the Land Development Code.



Recommendation



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Considering the findings and other information provided herein, Staff recommends approval of Case No SDPZ25-001, 1338 Valentia St- Specific Development Plan with Zoning.

