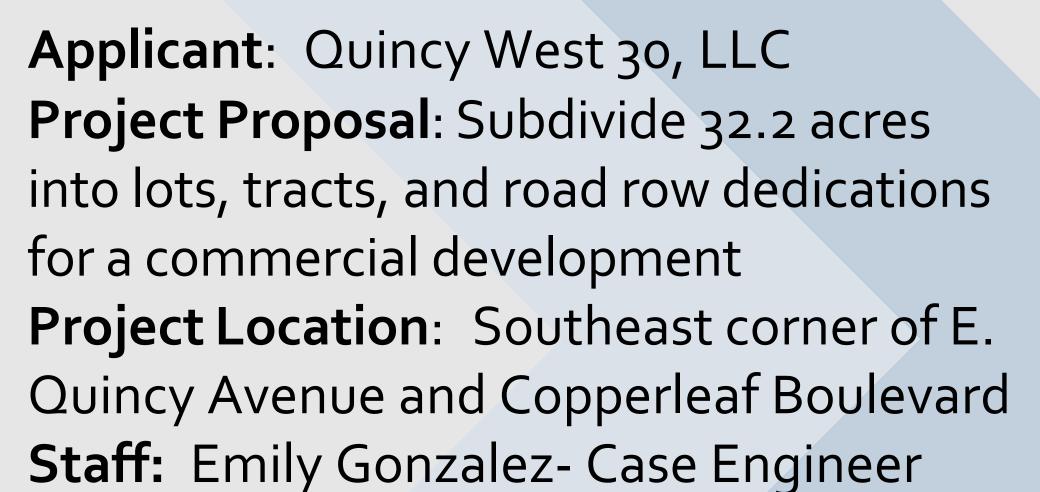


# Copperleaf Filing No. 31 Final Plat PF24-003

## Board of County Commissioners Public Hearing

January 14, 2024









### Vicinity & Zoning Map

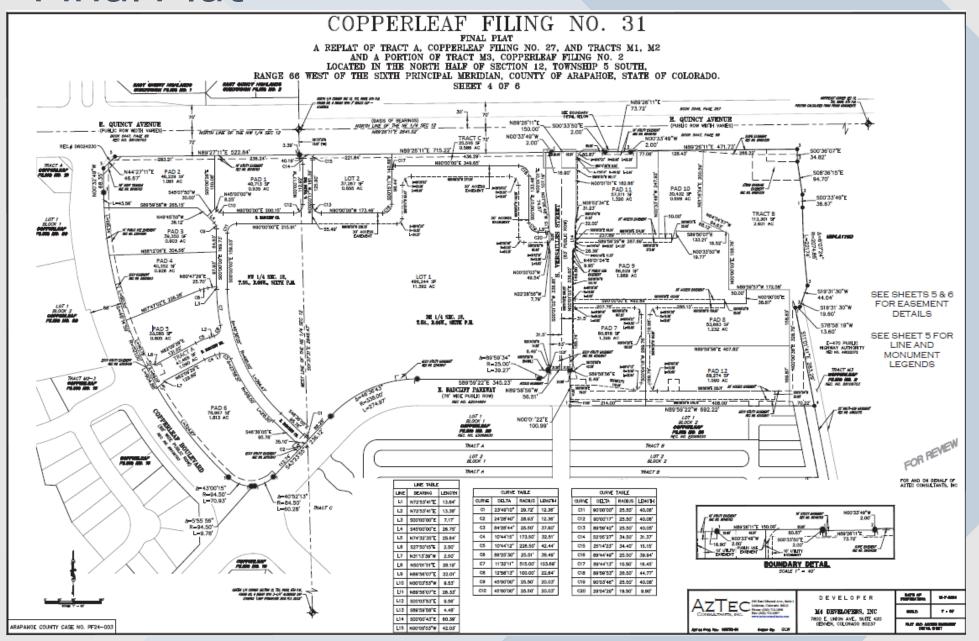




- Zoned: MU
- Surrounding properties:
  - Copperleaf Development SFD and SFA Residential, zoned MU
  - Arapahoe Park & Recreation
     District: open space
  - City of Aurora: SFD residential



#### Final Plat





- 32.2 acres
- lots, tracts, and road row dedications.
- Lots range in size from 0.69 to 11.39 ac.
- Access: E. Quincy Ave., Copperleaf Blvd. & E. Radcliff Pkwy.



### Comprehensive Plan and Land Development Code



- Consistent with Comprehensive Plan and Land Development Code:
  - Infill development.
  - Adequate access to the development.
  - Development can be served (water, sanitary sewer, utilities).
  - Development can be served by sheriff and fire.
  - No on-site hazards soils, topography.
  - In compliance with the zoning regulations.



### Referral and Public Comment



- Referral comments received.
  - Comments received stated that the property could be served or there were no concerns.
  - No public comment.



### Condition of Approval – Final Plat



- 1. Prior to 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.



### Conclusion



 Based on the findings in the staff report, staff is recommending approval for the Final Plat.

