



**August 22, 2025**

**Residences at Platte Canyon**

**Neighborhood Outreach Cover Letter**

A neighborhood outreach meeting was conducted on August 12<sup>th</sup>, 2025, regarding the re-zone of the properties generally located at 7880 S. Platte Canyon Road. This outreach meeting was conducted for the purpose of gathering feedback, questions, and concerns from neighboring property owners.

This meeting was held at Columbine Library (7706 W Bowles Ave, Littleton, CO 80123) and notice of this meeting was both mailed and (a sign) posted on site on July 25<sup>th</sup>, 2025. The following pages detail who was sent a notice, maps of the required notification area, a copy of the letter that was sent, and pictures of the posted sign from both July 25<sup>th</sup> and August 11<sup>th</sup>.

A copy of the presentation delivered to the residents is also attached below- which was presented via PowerPoint. Approximately 12 neighboring residents attended the meeting (sign is sheet attached- note some of the signers were married couples where only 1 person signed in) with a handful providing comment or asking questions. Those comments and concerns have been summarized in the following pages.





# Residences at Platte Canyon

July 25, 2025

**To: Neighboring Landowner**

**RE: Case No: Q25-046 Residences at Platte Canyon**

**Location: 7850-7880 S.Platte Canyon Rd.**

Please be advised that PCS Group, on behalf of Highland Development Company (applicant / future owner), has had a pre-submittal meeting with Arapahoe County for a General Development Plan on the above referenced property.

## Project Description:

This proposed project sits on approximately 10.5 Acres and is proposing a mix of paired (duplex) homes and townhomes. There will be two access points from S. Platte Canyon Road into the property. The proposed plan will have a significant landscape buffer along the S. Platte Canyon Road edge and include a pocket park and detention on site. The proposed number of units for the site are 38 paired homes (19 lots) and 40 townhomes. This project will have an impact on traffic to S. Platte Canyon Rd., however as this road is classified as a state highway (CO75) traffic capacity should not be an issue. This development may also impact view to the South Platte Reservoir, however, the maximum height of all structures proposed for the site will be 35'



## Project Process:

This project will go through the Arapahoe County 3-Step process that will require a General Development Plan, Specific Development Plan, and Administrative Site Plan. The General development plan will be sent out for a review and referral process for comment, and will be reviewed and voted on by both Planning Commission and the Board of County Commissioners via public hearings. The Specific Development Plan will be sent out for review and referral, and reviewed and voted on by Planning Commission via public hearing. Lastly, the plans will be sent out for review and referral for the Administrative Site Plan, and reviewed and voted on by the Planning Commission and Board of County Commissioners via public hearing. This project is currently in the General Development Plan phase.

**Neighborhood Outreach will be conducted on the referenced application at:**

**Time : 6:00pm - 7:00pm**

**Date: August 12, 2025**

**Location: Columbine Meeting Room - Columbine Library, 7706 W. Bowles Ave., Littleton, CO 80120**

As a neighboring landowner and member of the public you are encouraged to participate in this neighborhood outreach. For more information about this application Contact Highland Development Company at 303-945-9867. If you cannot reach the applicant, contact Kathleen Hammer, Planning Division, PWD Department, Arapahoe County Government, at 729-874-6650

Sincerely,

PCS Group - Landscape Architect

**pcs group**

## MAIL

PO Box 18287  
Denver, CO 80218

## LOCATION

200 Kalamath Street  
Denver, CO 80223

## CONNECT

(303) 531-4905  
www.pcsgroupco.com

**PROPOSED SITE PLAN**



**pcs group**

**MAIL**  
PO Box 18287  
Denver, CO 80218

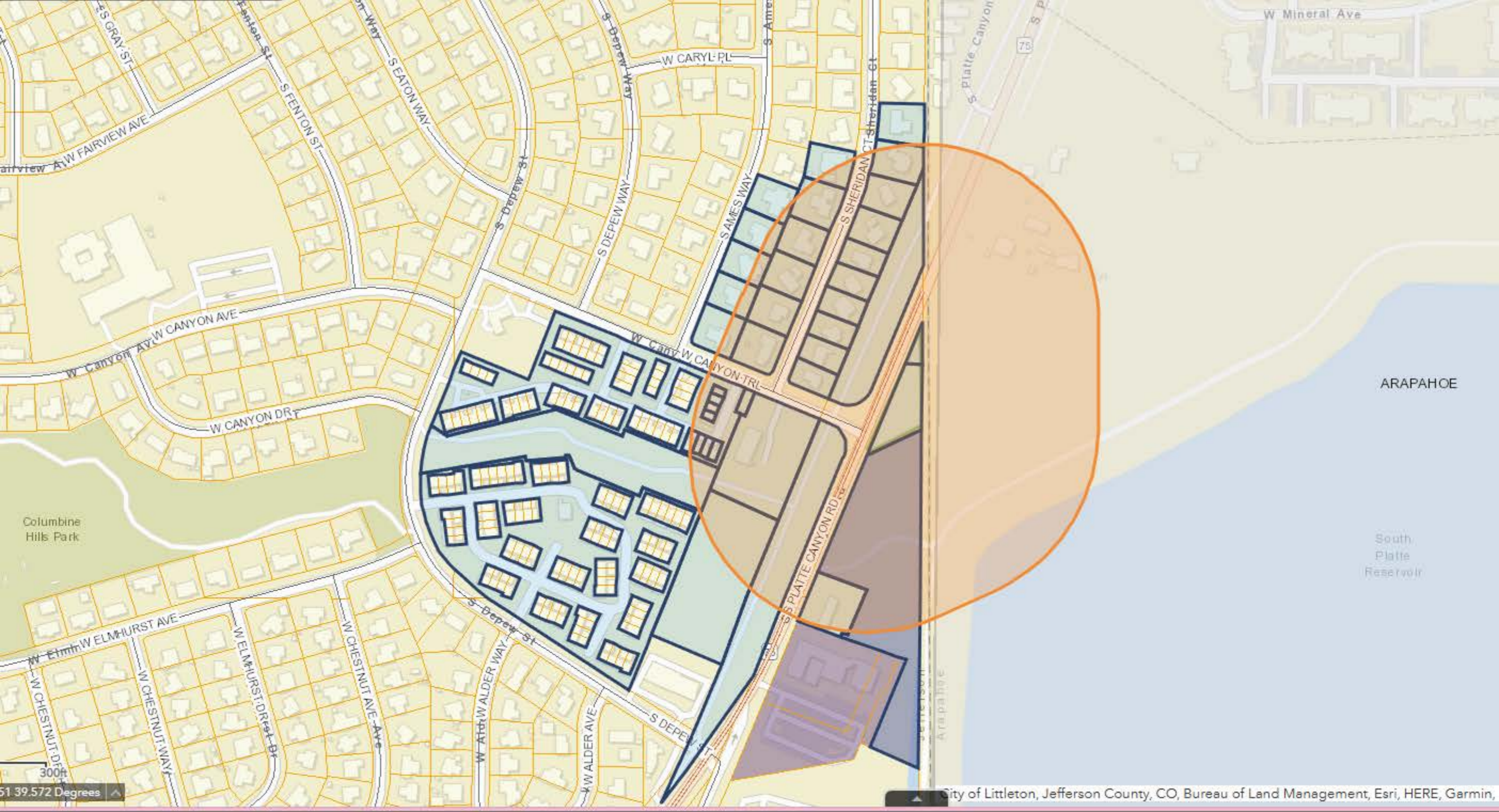
**LOCATION**  
200 Kalamath Street  
Denver, CO 80223

**CONNECT**  
(303) 531-4905  
[www.pcsgroupco.com](http://www.pcsgroupco.com)

**Mailing List Neighborhood Outreach- 7880 S. Platte Canyon Road Re-zon**

<u>NAME</u>	<u>Address</u>	<u>Parcel ID</u>
BELL ROBERT L	7710 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-006
BENZ ALEXIS C	7740 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-008
BOOEN BRETT T	7732 S AMES WAY LITTLETON, CO 80128	59-361-16-007
BRYAN WILLIAM JOHN Jr	7607 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-004
BURGESS JEFFREY MICHAEL	5364 W CANYON TRL LITTLETON, CO 80128	59-361-18-060
CARRIGAN MICHAEL F & PATRICIA S	7609 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-005
CATHERINE ELLEN MITCHELL TRUST	7657 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-010
CENTENNIAL WATER AND SANITATION DISTRICT	62 PLAZA DR HIGHLANDS RANCH, CO 80126	2077-31-3-01-001
CHANDLER MARCUS	5333 W CANYON TRL LITTLETON, CO 80128	59-361-16-011
CITY & COUNTY OF DENVER	1600 W 12TH AVE DENVER, CO 80204	59-364-00-003
CLARK DANIEL R	8090 W MEADOW DR LITTLETON, CO 80128	59-361-16-012
CRAWFORD STEPHANIE	7762 S AMES WAY LITTLETON, CO 80128	59-361-16-009
DILLON JULIE S	7772 S AMES WAY LITTLETON, CO 80128	59-361-16-010
ECKART DAVE F	7785 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-013
ENO KENT P	5344 W CANYON TRL A LITTLETON, CO 80128	59-361-18-058
FOOTHILLS PARK & RECREATION DISTRICT	6612 S WARD ST LITTLETON, CO 80127	59-361-18-064
GENTILINI FAMILY TRUST	7697 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-014
GUARNEROS GAYLIENE J	5344 W CANYON TRL D LITTLETON, CO 80128	59-361-18-055
GUILLEN DAVID	7760 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-010
HACKETT DAVID A	5344 W CANYON TRL C LITTLETON, CO 80123	59-361-18-056
HARRIS N NATHAN	19583 W 58TH PL GOLDEN, CO 80403	59-361-18-062
HOOLE DIXIE L	7698 S EMERSON CT LITTLETON, CO 80122	59-364-00-002
HOWELL ALAN W	7690 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-005
HYSOM JOHN C	5364 W CANYON TRL LITTLETON, CO 80128	59-361-18-061
KILLION CHARLOTTE D	5364 W CANYON TRL A LITTLETON, CO 80128	59-361-18-059
KNIGHT GARY L, KNIGHT MARGARET A	7649 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-009
KNOPINSKI CHERI L, KNOPINSKI PAUL J	7629 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-007
LYNDA KAY MEYER TRUST	7790 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-013
MAES STEVEN D	7752 S AMES WAY LITTLETON, CO 80128	59-361-16-008
MILLBROOK HOMEOWNERS ASSOCIATION	18695 PONY EXPRESS DR 4160 PARKER, CO 80134	59-361-18-065
MORRISON DELILAH	7659 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-011
NELSON MICHAEL D	7775 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-014
ORWIG GORDON R	7715 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-017
PINNACLE AT MOUNTAIN GATE LLC	PO BOX 5005 NEW YORK NY 10163	2077-31-2-06-003
PINNACLE AT MOUNTAIN GATE LLC	2415 E CAMELBACK RD SUITE 600 PHOENIX AZ 85016-9298	2077-31-2-06-001
PITTMAN CHRISTOPHER BENNETT	5243 W CANYON TRL LITTLETON, CO 80128	59-361-17-014
PLATTE CANYON HOMEOWNERS ASSOCIATION	7679 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-015
PRISNER GENTILINI TLRUST	7679 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-013
PUBLIC SERVICE COMPANY OF COLORADO	PO BOX 840 DENVER, CO 80201	59-361-18-131
REED BARBARA A	7770 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-011
ROCHA STEVEN	7750 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-009
SCOTT CYNTHIA A	7627 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-006
SHAFER CLINTON	7735 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-016
SHEA JASON P	7780 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-012
SIGNATURE PLATTE CANYON LLC	7679 S PLATTE CANYON DR LITTLETON CO 80128	2077-31-2-05-016
SPORT COURT ATHLETICS LLC	9064 S MINERS PL LITTLETON, CO 80126	59-361-18-130
STEPHENSON LORAN D, STEPHENSON YVONNE	7677 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-012
TORRES BRITNY SAMANTHA CASTILLO	7730 S SHERIDAN CT LITTLETON, CO 80128	59-361-17-007
VOYLES LANE	5344 W CANYON TRL UNIT LITTLETON, CO 80128	59-361-18-057
WICKLAND TOM JR	7755 S SHERIDAN CT LITTLETON, CO 80128	59-361-16-015
ZAJICEK ANDREW, ZAJICEK KIMBERLY	7647 S PLATTE CANYON DR LITTLETON CO 80128-6492	2077-31-2-05-008





ARAPAHOE

South  
Platte  
Reservoir

# Instructions for Mail Notification

Pursuant to Section 5-2.1.B.2 of the Land Development Code, mail notification is required for land development procedures requiring neighborhood outreach. Applicants must mail, First Class, a Notice of neighborhood outreach to the Owner(s) of Record, at the time of the outreach, of property located within a 500 foot radius of the proposed location. The Planning Division may expand or contract the notification boundary as appropriate to ensure adequate notice and that the nearest neighbors are notified. **The Notice shall be mailed no later than fifteen (15) days prior to neighborhood outreach.** Instructions for preparing the mail notification are as follows:

- Provide a list of surrounding property owners, HOAs, and neighborhood groups. As part of the list title, include the case number, the name of the proposal, and type of application being requested. The list of property owners must include two sets of information: First, include the full name and mailing address for each surrounding property owner. Second, provide the Assessor's Schedule Number representing each property owner's parcel of ground. This information can be obtained from the Arapahoe County Assessor's Office or the County's online mapping system: <https://gis.arapahoegov.com/ArapaMAP/>.
- Acquire a copy of the County Assessor's Map(s) which depicts the subject property (copies can be purchased in the Mapping Division or you can use the online mapping system). Graphically highlight all parcels of ground that will receive mail notification. Include a copy of this map, no larger than 11" x 17" in size, when you submit the mailing list.

Staff will send you the general template for the letter notifying surrounding property owners. Add specific information about your project to the letter template and send the draft letter to staff for review before mailing the notices. Submit a signed copy of the mailed letter to our Department on the first business day before the neighborhood meeting. Attach to the letter, the following notarized certification:

I hereby certify under oath that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the 25<sup>th</sup> day of July, 2025, as described in the mailing list included with this application and or file with the Planning Division at Public Works and Development, 6924 S Lima St., Centennial, CO 80112

MATTHEW HORCLOSS  
Printed Name

[Signature]  
Signature

8/11/25  
Date

State of Colorado )  
) ss.  
County of DENVER

Subscribed and sworn before me this 11 day of AUGUST 2025

by Mia Bernard  
(Print Notary Name Here)

[Signature]  
(Notary Public Signature Here)

MIA A BERNARD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20254026312  
MY COMMISSION EXPIRES JULY 11, 2029

Notarial Stamp Here

**POSTING INSTRUCTION FORM A**

**Arapahoe County Public Works and Development**

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

***SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS PRIOR TO NEIGHBORHOOD OUTREACH***

***(DO NOT INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)***

Case No: Q25-046

Case Name: 7880 S PLATTE  
CANYON REZONE

Case Manager: KAT HAMMER



*Posted 7/25/25*

**NOTICE OF NEIGHBORHOOD OUTREACH FOR Q25-046 / 7880 S.  
PLATTE CANYON ROAD REZONE / PLANNED UNIT DEVELOPMENT**

NOTICE IS HEREBY GIVEN THAT THE PROPERTY IN WHICH THIS SIGN IS POSTED MAY BE CONSIDERED FOR A PROPOSED PLANNED UNIT DEVELOPMENT HERE KNOWN AS 7880 S. PLATTE CANYON RD REZONE, PURSUANT TO THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. FURTHER INFORMATION CONCERNING THIS PROPOSAL MAY BE OBTAINED BY CALLING THE APPLICANT AT 303-945-9867 OR THE ARAPAHOE COUNTY PLANNING DIVISION AT 720-874-6650. SUCH OUTREACH IS TO BE HELD ON THE 12, OF AUGUST 2025, AT 7706 W. BOWLES, LITTLETON, 80120 AT 6PM OR AS SOON THEREAFTER AS POSSIBLE.

*Posted 7/25/25*

<b>Attached is a photo of a sign/signs erected on the following described property:</b>	7880 S. Platte Canyon Rd.
<b>The sign is facing:</b>	Sign is facing west towards S. Platte Canyon Rd.
<b>The sign is legible from said right-of-way:</b>	Yes

**POSTING INSTRUCTION FORM B**

**Arapahoe County Public Works and Development**

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

**SUBMIT THIS FORM TO THE PLANNING DIVISION ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH**

Case No: Q25-046

Case Name: 7800 S PLATTE  
CANYON REZONE

Case Manager: KAT HAMMER

**(INSERT LEGIBLE PHOTO OF SIGN(S))**



LEGAL DESCRIPTION OF PROPERTY: 7880 S.  
Platte Canyon Road Parcel #'s 2077-31-2-00-  
043,41,42,024,018,029,030,039

I hereby certify, under oath, that the above-described property was posted continuously for a period of  
15 days from July 25, 2025 to August 11, 2025.

Name: Matthew Norcross Signature: *Matthew Norcross* Date: 08/11/25

State of Colorado)  
) S.S.  
County of *Denver*

Subscribed and sworn before me this 11 day of August, 2025  
By Mia Bernard (Print Notary Name)

MIA A BERNARD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20254026312  
MY COMMISSION EXPIRES JULY 11, 2029

*Mia Bernard* (Notary Public Signature)

Notary Stamp Here

Residences at Platte Canyon – Q25-046  
 Neighborhood Outreach - Sign-In Sheet  
 August 12, 2025

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Bob	S. Sheridan Ct	Littleton 80138	—	—
Deise & Lynette	7679 S. Platte Canyon Dr.	Littleton 80128		linitunes@aol.com
Jason Shea	7780 S. Sheridan Ct.	Littleton, CO 80128	605-359-2162	jason_shea@hotmail.com
Joe Knopinski	7629 S. Platte Canyon	"	720 400 9670	joe.k@landanddistricts.com
Cheri Knopinski	"	"	720-331 6791	cheri.knopinski.1@gmail.com
Gary Knight	7649 S. Platte Canyon Dr	"	720-839-4272	
Peggy Knight	"	"	303-795-0553	garypeggy@msn.com
ANDREW ZASICK	7647 S. PLATTE CANYON DR	"	303-880-2856	andrewzasick@gmail.com
Randy Hodges	7170 So. Platte Canyon	Littleton	3-324 8698	Hodges Homes 2 Gmail.com

# Residences at Platte Canyon

Neighborhood Outreach  
Meeting

August 12, 2025



A background image showing several people's hands and arms gathered around a table, looking at and pointing to architectural blueprints or maps. The scene is brightly lit, suggesting an indoor office or meeting environment. The people are wearing various casual and business-casual clothing like t-shirts and button-down shirts.

# Agenda

- Project Team Introduction
- Arapahoe County Process and Timeline
- Where are we now?
- Vicinity Map | Existing site
- Proposed Plan
- Questions

## Project Team

An experienced and adept team is key to a successful project

- Highland Development Company
- RHAP Architecture + Planning
- Brightlighter Civil Engineering
- PCS Group Landscape Architecture + Planning

All locally owned and operated firms with decades of experience along the Front Range.



# Highland Development Company

Our mission is to deliver exceptional residential communities through close collaboration across all phases of the project lifecycle—from early engagement and design to preconstruction and vertical execution.

We operate as a fully integrated team, united by a commitment to integrity in process, uncompromising craftsmanship, successful partnership outcomes, and deliberate purpose in every decision we make.

Through intentional partnerships and holistic project strategies, we strive to create outcomes that are not only efficient and cost-effective, but enduringly valuable to the communities we serve.

Projects	Size	Units	For Sale or Rent
Sojourn Winter Park	17 Acres	200	For Sale
Berkeley Shores	5 Acres	89	For Sale
West Line Village	8 Acres	187	For Sale
Iota Apartments	7 Story Apartment	148	For Rent
Nightengale Condominiums	3 Story Condo	39	For Sale
Signalman Apartments	3 Story Apartment	52	For Rent



# Arapahoe County Process + Timelines

- **3 Step Process**  
Approximately 18 Months
- **Final steps**  
Approximately 24 Months

1. Pre-Application meeting with County Staff
2. Neighborhood Outreach Meeting



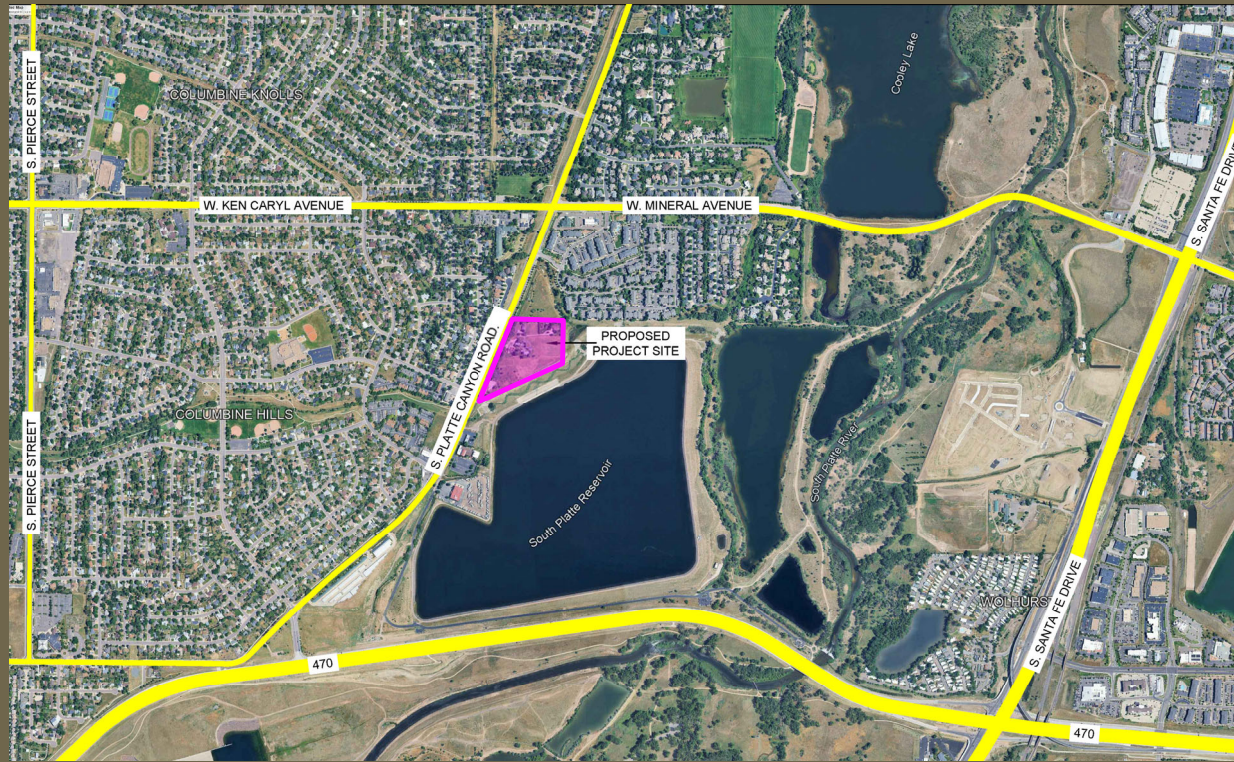
## 3-Step Approval Process

3. General Development Plan (Step 01)  
Planning Commission – Public Comment  
Board of County Commissioners – Public Comment  
5-7 months
4. Specific Development Plan (Step 02)  
Planning Commission – Public Comment  
4-6 months
5. Administrative Site Plan ( Step 03)  
Planning Commission – Public Comment  
Board of County Commissioners –Public Comment  
6-8 months

## Final Steps

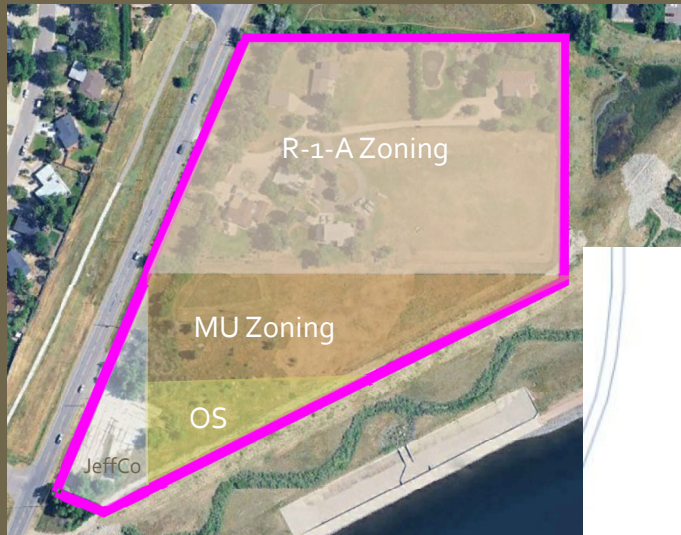
6. Construction Documents  
3-6 months
  7. Building Permits  
1-3 Months
  8. Project Construction  
18-24 Months
- \*Horizontal Development 6-9 months  
\*Vertical development 12-18 months

## Vicinity Map

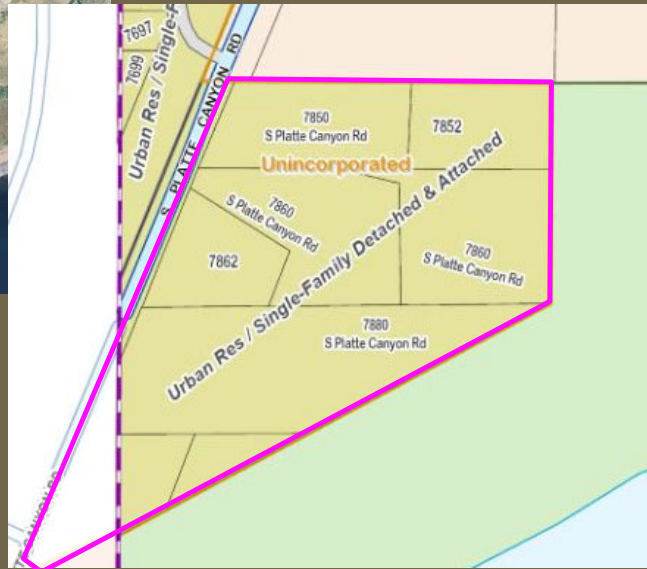


- Unincorporated Arapahoe County
- Access off of S. Platte Canyon Road
- Open space buffers to the north and south of the site
- South Platte Reservoir to the east
- Combination of 8 parcels of land – All privately owned

## Existing Site



Urban Land Use Plan Image from Arapamap



Site Size:  
Approximately 10.5 Acres

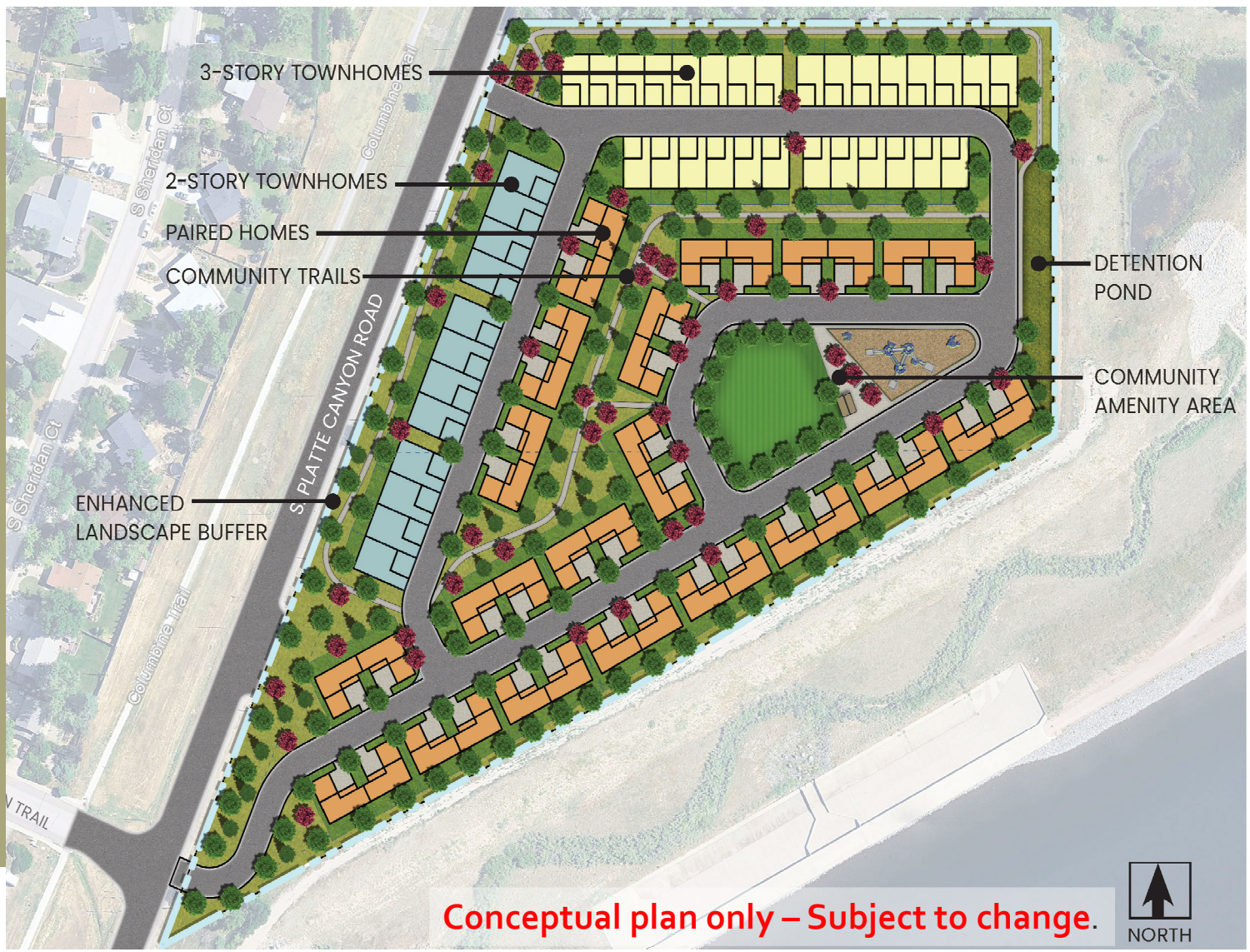
Site is currently zoned:  
Mixed Use (MU) + Low Density Single Family Detached (R-1-A) + Open Space(OS)

Arapahoe County Urban Area Land Use Plan:  
Urban Residential - allowing Single Family-Detached and Single-Family Attached housing with a density range of 8-16 DU/AC.

Proposed Zoning:  
Planned Unit Development (PUD)  
Anticipated Density of 6-9 DU/AC.

# Proposed Plan

- Proposed Zoning :  
Planned Unit  
Development (PUD)
- Allowed density 8-16  
DU/AC
- This plan : 7.4 DU/AC.
- Mix of 2 & 3 story  
Townhomes and  
Paired (Duplex) units
- Proposed to be for sale  
units



The background of the slide is a collage of two main images. The left image shows a group of five diverse people sitting around a table in a meeting, engaged in conversation. The right image shows a modern building under construction, with its steel framework visible against a bright sky. A semi-transparent olive-green rectangle is overlaid on the left side of the collage, containing the text.

# Questions and Comments

Thank You



## **Residences at Platte Canyon**

### **Neighborhood Outreach Meeting**

**August 12, 2025**

### **Summary of Comments Received & Development Team Response**

**Comment:** Concern about 3-story Townhomes blocking existing views of (one particular) homeowner.

**Response:** The concern is heard and understood- applicant will explore ways to mitigate view impacts.

**Comment:** Will the trees stay along Platte Canyon Drive?

**Response:** New landscaping, including trees, will be installed.

**Comment:** Is this the same applicant/builder as the previous 2019 proposal?

**Response:** No – that was Century Communities.

**Comment:** Will we petition to reduce the speed limit of S. Platte Canyon Rd.?

**Response:** Development team is working with CDOT currently. CDOT has the ultimate say in what happens with their roads- development team will be conducting traffic impact studies during the process and will follow those recommendations.

**Comment:** Will the power lines along Platte Canyon Rd be relocated underground?

**Response:** It would be desirable- but the expense could be too burdensome- will consider.

**Comment:** Would a roundabout (on S. Platte Canyon) be considered as previous proposals envisioned?

**Response:** Unlikely as it's a state highway with a 45mph limit.

**Comment:** Will other investors be involved or restrictions on investors? – i.e. can an investor buy 10 units to rent them?

**Response:** We do not anticipate that outside investors will be interested in this type of project.

**Comment:** What will happen with the ditch and associated water along the Platte Canyon Rd side of the property?

**Response:** It will likely be piped underground- while still conveying water through and past the property.

**Comment:** Will there be parking issues / parking spilling into other areas of the neighborhood?

**Response:** We do not anticipate parking issues as all units will have a 2-car garage at minimum, duplex units will also have a driveway, and some street parking will also be available.

**Comment:** What will the aesthetic be of the architecture?

**Response:** Yet to be determined.

**Comment:** What is the timeline?

**Response:** Likely around 18 months for the planning process and another 18-24 months for construction.

**Comment:** Do you anticipate issues with pushback from Jefferson or Arapahoe County – there have been issues with this property in the past because of the split nature of the property?

**Response:** We do not anticipate any pushback for either County- but unknown currently.

**Comment:** Will it have an HOA?

**Response:** Yes

**Comment:** Have we considered a metro district?

**Response:** A metro district is not being considered.

**Comment:** Are trail connections possible to the greater community?

**Response:** We will take trail connection into consideration – however applicant is not obligated to make improvements outside of their property lines in regard to trails.

**Comment:** How will school buses pick up kids and how will mail be delivered?

**Response:** If a school bus is needed it would likely be routed through the site to a central location for pick-up. Mail and packages will likely be delivered to a central mail kiosk area within the community.

**Comment:** What / which services will serve the site – police, fire, waste pickup etc?

**Response:** Developer will need to seek will serve letters from law enforcement and other emergency services in the area. Waste/Trash pickup will be privately managed by the HOA.

**Concerns of one Homeowner in the area from submitted written comment form living on east side of S. Sheridan Ct- No address given:**

**Comment:** Will we be compensated for the 100% loss of view from their property / affecting their home value?

**Response:** Applicant will take viewshed impacts into consideration.

**Comment:** Concern about headlights shining into their house.

**Response:** Final northern entrance /exit location yet to be determined. The grade difference between the entrance / exit point and this neighbor's house will likely make this a non-issue. Further, this access point is north of this neighbor's property.

**Comment:** There is Noise, dust, rodents in the area for the past several years what will be done for me to mitigate? **Response:** Any issue on our site of this nature will be mitigated.

**Comment:** A lot of light pollution and care noise (existing)

**Response:** Understood. Efforts will be made to reduce light pollution from the proposed site. The developer does not have the control to mitigate noise coming from a state highway for other adjacent neighbors.

**Comment:** Traffic backup on Platte Canyon Road causing a lot of noise

**Response:** Understood- The developer does not have control to mitigate noise from a state highway to your specific property.

**Comment:** A 2-way stop at the intersection (southern entrance of the proposed site) will cause a lot of congestion in Jefferson County.

**Response:** Understood – traffic impact studies will dictate the proper mitigation and improvements needed to be made of which the applicant will follow.



Residences at Platte Canyon – Q25-046

Neighborhood Outreach - Comment

Sheet August 12, 2025

Name:

Comments:

Fast Chance Ditch  
Proposed existing trails

Residences at Platte Canyon – Q25-046

Neighborhood Outreach - Comment

Sheet August 12, 2025

Name:

Comments:

- Restrictions on investors?  
- water -

Name:

Comments:

will you be petitioning to reduce the speed limit  
roundabout

PARKING -

✓

Residences at Platte Canyon – Q25-046

Neighborhood Outreach - Comment

Sheet August 12, 2025

Name:

Bob Bell (303) 726-8877

Comments:

1. How will I be compensated for 100% TOTAL loss of view that does affect my property value.
2. Road behind my house & will see & hear all traffic --- lights shining in my bedroom & house from all the headlights. road points towards my house.
3. noise, dust, rodents, etc. for 2 years --- to 3 1/2 years what will be done for me to mitigate?
4. A lot of light & noise pollution & so much car noise.
5. more backups on Platte Canyon that is really loud & a lot of air pollution.
6. 2-way on Canyon Trail will cause a lot of congestion in Jefferson County!

# Residences at Platte Canyon General Development Plan

Arapahoe County Planning  
Commission

Case No. GDP25-003

May 05, 2026



## Project Team

An experienced and adept team is key to a successful project

- Highland Development Company
- Brightlighter Civil Engineering
- PCS Group Landscape Architecture + Planning
- SM Rocha, LLC – Traffic Engineering

All locally owned and operated firms with decades of experience along the Front Range.



# Highland Development Company

Our mission is to deliver exceptional residential communities through close collaboration across all phases of the project lifecycle—from early engagement and design to preconstruction and vertical execution.

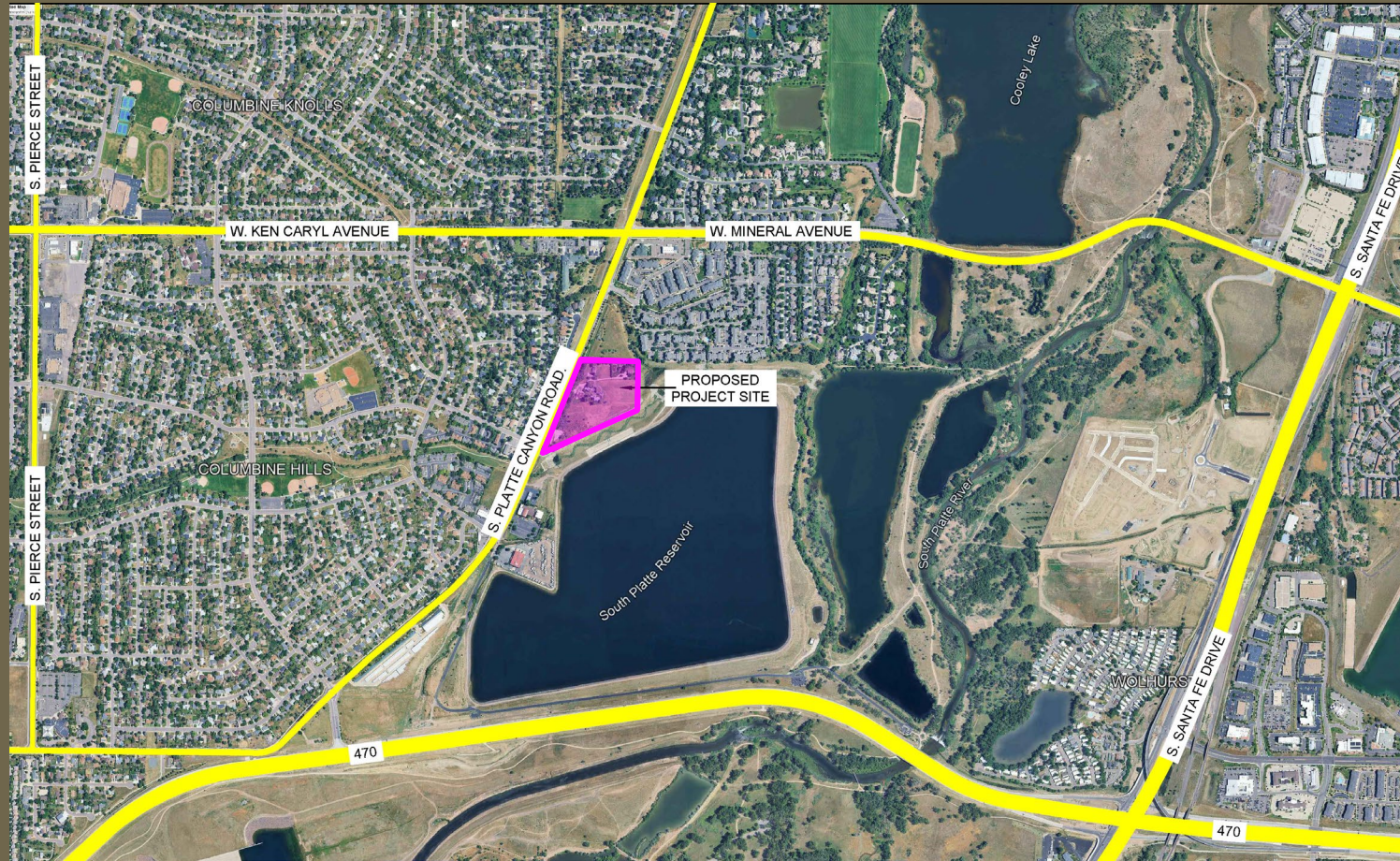
We operate as a fully integrated team, united by a commitment to integrity in process, uncompromising craftsmanship, successful partnership outcomes, and deliberate purpose in every decision we make.

Through intentional partnerships and holistic project strategies, we strive to create outcomes that are not only efficient and cost-effective, but enduringly valuable to the communities we serve.

Projects	Size	Units	For Sale or Rent
Sojourn Winter Park	17 Acres	200	For Sale
Berkeley Shores	5 Acres	89	For Sale
West Line Village	8 Acres	187	For Sale
Iota Apartments	7 Story Apartment	148	For Rent
Nightengale Condominiums	3 Story Condo	39	For Sale
Signalman Apartments	3 Story Apartment	52	For Rent



## Vicinity Map

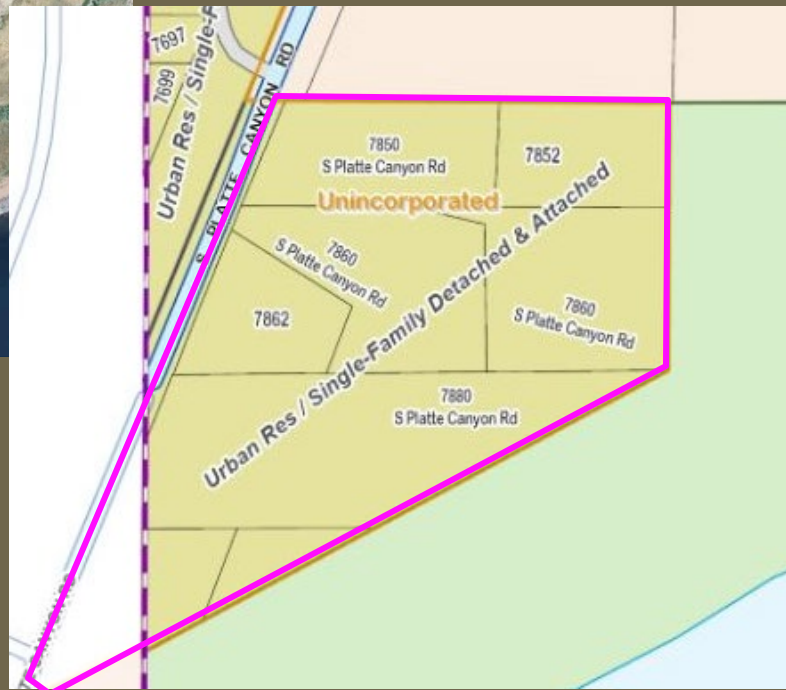


- Unincorporated Arapahoe County
- Access off of S. Platte Canyon Road
- Open space buffers to the north and south of the site
- South Platte Reservoir to the east
- Combination of 8 parcels of land – All privately owned

## Existing Site



Urban Land Use Plan Image from Arapamap



### Site Size:

Approximately 11 Acres

### Site is currently zoned:

Mixed Use (MU) + Low Density Single Family Detached (R-1-A) + Open Space(OS)

### Arapahoe County Urban Area Land Use Plan:

Urban Residential - allowing Single Family-Detached – with a Max. Density 8 DU/AC. and/or Single-Family Attached housing with a required density range of 8-16 DU/AC.

### Proposed Zoning:

Planned Unit Development (PUD) that aligns with Urban Area Land Use Plan with SFD and SFA standards

## Community Meeting

- Meeting held on August 12, 2025
- Meeting location : Columbine Library – Littleton, CO.
- 51 Mail notices sent
- 12-15 Meeting attendees

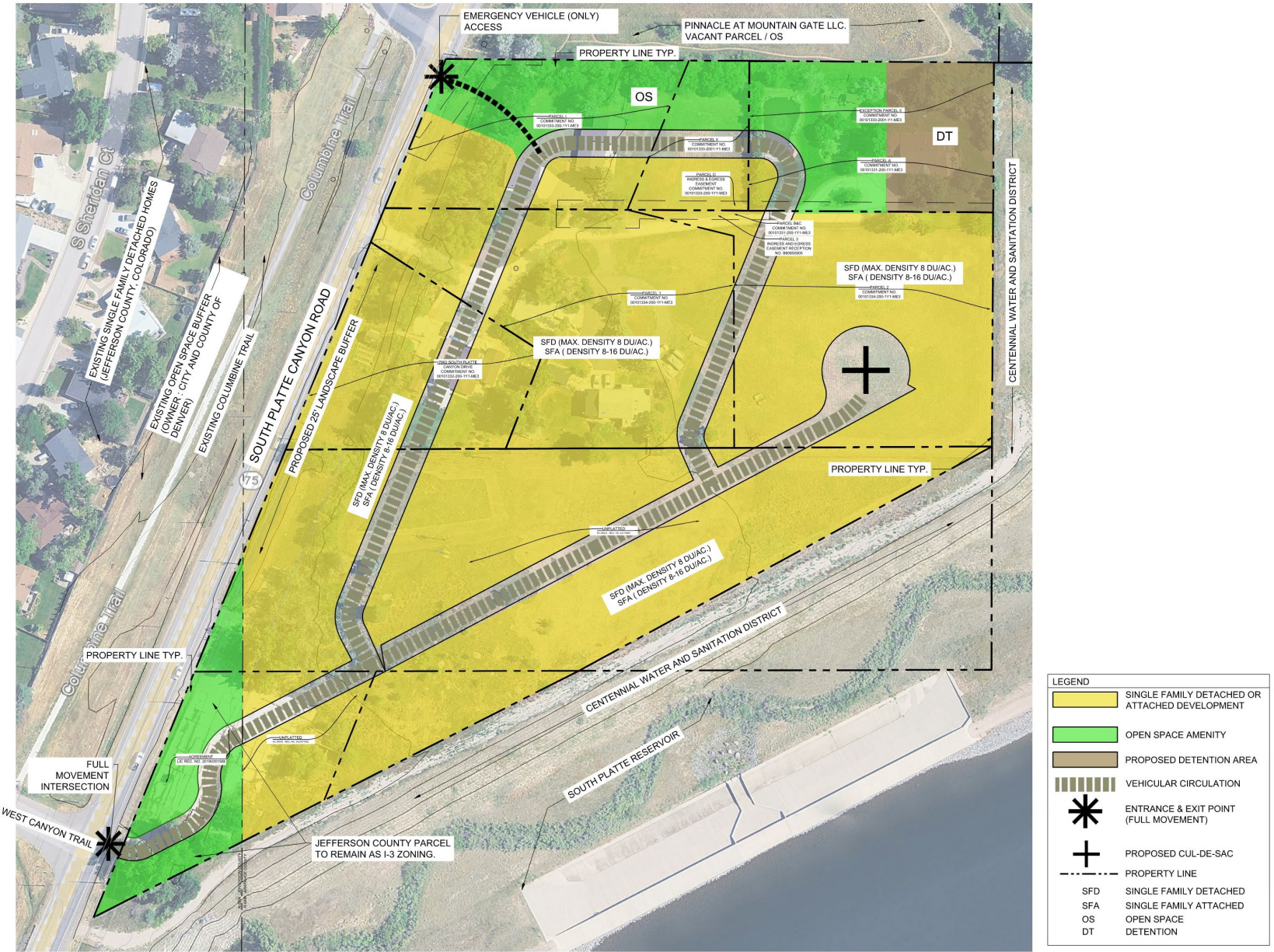


## Primary Concerns

- Increased traffic
- Speed along S. Platte Canyon Rd.
- Obstructed views

# Proposed GDP

- Proposed Zoning :  
Planned Unit  
Development (PUD)
- SFD density up to 8.0  
DU/AC.
- or
- SFA density range of  
8-16 DU/AC.
- Proposed to be for sale  
units



PROPOSED SITE

# Approval Criteria

## General Development Plan Approval Criteria

- The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties
- It demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities
- It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan
- It provides or expands access to existing open space, and preserves and protects natural features
- It includes efficient general layouts for major water, sewer, and storm drainage areas

## Planned Unit Development Approval Criteria

- It generally conforms to the Arapahoe County Comprehensive Plan
- It complies with the standards for conventional rezoning
- It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC
- It is consistent with the purpose of the Planned Unit Development District
- Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features
- The proposed plan meets the applicable standards of this LDC, unless varied by the PUD

# Questions and Comments

Thank You



# Conceptual SFA Plan



# Conceptual SFD Plan





January 27, 2026

Charles Keener Jr, P.E.  
Principal, Brightlighter  
[charlie@brightlightereng.com](mailto:charlie@brightlightereng.com)

**Re: 7880 South Platte Canyon Road – Water and Sanitary Sewer Service Availability**

Dear Mr. Keener:

The above-referenced property (“Property”) is not currently located within the boundaries of the Platte Canyon Water and Sanitation District (“District”). However, discussions have been held between the District and the project owner regarding future inclusion of the Property into the district. 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.

*At the conclusion of the discussion the Platte Canyon Board indicated that at this time it saw no objections with staff going forward with the developer to implement the proposed inclusions, exclusions, noting that no final decision was made at this time until such time as the Board has more information.*

This eligibility is granted subject to: (i) the limitations and conditions set forth in this letter; (ii) the payment of all applicable District, Denver Water and City of Littleton fees and charges; and (iii) strict compliance with all applicable policies, rules, regulations and engineering standards and specifications of the District, Denver Water and the City of Littleton. No specific facility material, size, or location can be determined until the applicable water and/or wastewater plans for the Property have been submitted to and approved by the District, Denver Water and the City of Littleton, as the case may be.

The provision of water and wastewater service to the Property is expressly conditioned upon the availability capacity in the District’s existing facilities. If improvements to District facilities are needed to serve the Property, the owner/developer will be required to pay for those improvements. Other conditions include, but are not limited to, conveyance of all appropriate easements and the installation and acceptance by the District of all public water and sanitary sewer mains and related appurtenances needed to serve the Property.

Water and/or sewer taps will not be sold until the water and/or sewer mains needed to serve the Property have been installed and conditionally accepted by the district in accordance with its acceptance procedures.

**Water Service:**

All water mains needed to serve the Property must comply with the District’s engineering standards and specifications and those of Denver Water. The District receives water service pursuant to various agreements with Denver Water including, but not limited to, the District’s current read and bill agreement. All water service within the District is subject to the terms and conditions of these agreements. Water taps for new water service are currently available, but availability is subject to change and will be determined at the time of water tap application.

All water mains and appurtenances necessary to serve the Property must be installed at the owner’s/developer’s cost in accordance with the District’s and Denver Water’s engineering standards, specifications, and operating rules.

**Sewer Service:**

All sewer mains needed to serve the Property must comply with the District’s engineering standards and specifications and those of the City of Littleton, if applicable. The District receives wastewater service pursuant to various agreements with the City of Littleton, and all wastewater service within the District is subject to the terms and conditions of these agreements. Sewer taps for new wastewater service are not currently available, but an agreement-in-principle has been reached with Southwest Metropolitan Water & Sanitation District (Southwest Metro) for the District to purchase sewer taps that would allow sewer service to be provided to the subject Property. Availability is subject to change and will be determined at the time of sewer tap application. This is documented in meeting minutes from the December 19, 2025 meeting of Southwest Metro.

*Based on the information provided earlier, the Southwest Board indicated a willingness to consider amending the current Intergovernmental Agreement between Southwest and Platte Canyon to give Platte Canyon the additional capacity in the Columbine Interceptor necessary to serve this proposed development.*

All sewer mains and appurtenances needed to serve the Property must be installed at the owner’s/developer’s cost in accordance with the District’s and the City of Littleton’s engineering standards, specifications, and operating rules.

Should you have any questions about these comments, please do not hesitate to contact me ([calane@plattecanyon.org](mailto:calane@plattecanyon.org)) or Justin Roquemore ([jmroquemore@plattecanyon.org](mailto:jmroquemore@plattecanyon.org)). Thank you.

Sincerely,



Cynthia Lane, District Manager

cc: Justin Roquemore, Construction Project Manager

Agency Type	Agency Name	Agency Comments	Applicant's Response
ARAPAHOE COUNTY AGENCIES			
	<u>ARAPAHOE COUNTY OPEN SPACES</u>	OS is requesting CiL based on the Appraisal Method rather than the Assumed Value Method. There is a "Pocket Park" shown and briefly described in the submittal, but no exact size is provided. The pocket park may be eligible for consideration for OS dedication if it is private. Pedestrian circulation on connectivity throughout the community will be determined through the SDP and ASP process.	ACKNOWLEDGED - OS will be further determined and developed through the SDP and ASP processes once the final plan is determined. Any proposed pocket park would be private. Trail connections and crossings will be considered during later stages of the approval process.

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<p data-bbox="359 238 873 345"><u>ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS</u></p>	<p data-bbox="907 238 1478 310">No documented landfills, past, present or planned within 1,000 feet of this property.</p> <p data-bbox="907 355 1499 540">Records indicate several historical or active septic systems on or near the subject properties. The applicant must notify ACPH in writing if any of the septic systems have been or will be decommissioned.</p> <p data-bbox="907 586 1499 1044">The applicant must provide wastewater and drinking water will-serve letter for any portions of the site not currently within the boundaries of Southwest Metro WSD or Platte Canyon WSD, consistent with the August 16, 2024, letter from Southwest Metro WSD. ACPH acknowledges the November 17, 2025, response from the applicant on comment letter from the first submittal that the applicant will continue to work with utility providers to secure will serve letters as the process moves forward.</p>	<p data-bbox="1528 238 2045 384">ACKNOWLEDGED - Applicant will continue to work with utility providers to secure will serve letters as this entitlement process moves forward.</p>

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<u>ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION</u>	New Construction Pre-Submittal Considerations provided to the applicant.	ACKNOWLEDGED - All required approvals and permits will be obtained prior to construction.
	<u>ARAPAHOE COUNTY R&amp;B REFERRALS</u>	I am concerned with the proposed volume of traffic entering S. Platte Canyon Rd and the proximity of the proposed entrance to the existing roads of W. Canyon Trail and South Platte Canyon Drive.	ACKNOWLEDGED - SITE PLAN HAS BEEN ADJUSTED AND MAIN ENTRY HAS BEEN AND WILL BE ALIGNED WITH W. CANYON TRAIL
CITIZEN ORG & HOA			
	<u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u>	No comments.	ACKNOWLEDGED
FIRE			
	<u>SOUTH METRO FIRE-REFERRALS</u>	<p>Provide a scaled autoturn exhibit complying with the specification in letter from district.</p> <p>Emergency vehicle access to the north shall be permitted as a vehicle access gate with SMFR. This gate shall be set back 50 feet from S. Platte Canyon Rd.</p> <p>Provide the construction type and total square footage of the largest structure.</p>	<p>ACKNOWLEDGED - A full Autoturn analysis will be completed during the site plan application process. At this time, the zoning document does not include enough design information to accurately depict turning diagrams.</p> <p>Noted, gate and access to be designed during site plan application process.</p> <p>Unknown at this time, will provide during site plan application.</p>

Agency Type	Agency Name	Agency Comments	Applicant's Response
HEALTH DEPARTMENT/AIR QUALITY			
	<u>CDPHE/ DEPARTMENT OF HEALTH &amp; ENVIRONMENT - STATE OF COLORADO</u>	Land development activities release fugitive dust, a pollutant regulation by the Division. Land development is less than 25 acres and less than 6 months in duration do not need to report air emissions to the Division. Even if a permit is not required, fugitive dust control measures including Land Development APEN Form APCD-223 must be followed at the site.	ACKNOWLEDGED- All mitigation and permit requirements will be met during land development.
	<u>CDPHE/COLORADO DEPARTMENT OF HEALTH/BROWNFIELD/SUPERFUND</u>		
HOA			
LIBRARY			
	<u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u>		
PARK & RECREATION			

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<u>SOUTH SUBURBAN PARKS &amp; RECREATION</u>		
PLANNING OFFICES			
	<u>CITY OF LITTLETON - COMMUNITY DEVELOPMENT</u>	Staff would like to confirm that the intersection of S. Platte Canyon Rd and W Ken Caryl Ave / W. Mineral Ave will be included in the analysis. See letter dated 11/12/25.	ACKNOWLEDGED- YES THAT INTERSECTION IS INCLUDED IN THE STUDY
	<u>DOUGLAS COUNTY PLANNING &amp; ENGINEERING</u>	This development has the potential to affect residents in unincorporated Douglas County. The proposed development is adjacent to the South Platte Reservoir which is drinking water supply for Highlands Ranch. The developer should work with Highlands Ranch Water to ensure that the surface water supply is protected from the impacts of future development.	ACKNOWLEDGED- Developer will work with Highlands Ranch Water to mitigate any impacts to the South Platte Reservoir.
	<u>JEFFERSON COUNTY PLANNING- REFERRALS</u>		
SCHOOLS			

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<u>LITTLETON PUBLIC SCHOOLS</u>	Letter dated April 1, 2026, indicates the district "is willing and capable of serving the students expected to be served by the proposed development." The letter requests CiL and recognizes the exact amount of CiL will be calculated prior to the final plat.	ACKNOWLEDGED-
SHERIFF			
	<u>ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>		
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT</u>	No comments.	ACKNOWLEDGED
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>	No comments.	ACKNOWLEDGED
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>		

Agency Type	Agency Name	Agency Comments	Applicant's Response
SOIL OR CONSERVATION			
	<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	A more comprehensive preliminary geotechnical investigation that covers the entire proposed PUD, with sufficient borings and laboratory testing will be required with Preliminary Plat and/or SDP application.	ACKNOWLEDGED- A more comprehensive geotech study will be needed at the preliminary plat stage of the approval process.
TRANSPORTATION			
	<u>CDOT - REGION 1 - METRO DENVER</u>	A rezone will not trigger any improvements to S. Platte Canyon Rd. An email dated February 18, 2026, from CDOT indicates the applicant acknowledges all CDOT comments and CDOT has no further comments at this time.	ACKNOWLEDGED.
	<u>RTD</u>	No exceptions.	ACKNOWLEDGED.
UTILITIES OR PHONE			
	<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>		

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<u>XCEL ENERGY - PSCO ROW &amp; REFERRALS</u>	Please be advised that Public Service Company has existing electric distribution facilities along and within property lines and natural gas service lines within property boundaries. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.	ACKNOWLEDGED. It is understood that utility easements will be needed, and specific notes shall be added to final plat documents for this project as outlined in PSCo's letter.
WATER & SANITATION			

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<u>PLATTE CANYON WATER AND SANITATION DISTRICT</u>	The properties are not currently located within the boundaries of the Platte Canyon Water and Sanitation District. However, discussions have been held between the District and the project owner regarding future inclusion of the Property into the District. 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.	Services are being reviewed and coordinated through Platte Canyon via annexation into the district.
	<u>SOUTHWEST METRO WATER &amp; SANITATION</u>		
WELL AND SEPTIC			

Agency Type	Agency Name	Agency Comments	Applicant's Response
	<p><u>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER</u></p>	<p>Water supply demand for this proposal is unknown. The proposed water supplier is Southwest Metro WSD. However, the district has not provided a letter committing to serving the subdivision.</p> <p>Provide a water supply plan that specifies the estimated water requirements and proposed uses for the subdivision.</p> <p>Provide a letter from the entity committing to supplying water to the proposed subdivision.</p>	<p>Applicant team will continue to work with utility companies and suppliers to ensure adequate facilities are in place at the time of construction. Once plan has been designed and demand can be determined- additional details and will-serve letters will be provided for review and comment.</p>

## **Arapahoe County Planning Commission**

### **RE: Opposition/Concerns regarding Proposed Development at Platte Canyon Road, Case No. GDP25-003 - Residences at Platte Canyon**

To the Members of the Arapahoe County Planning Commission,

I am writing to you as a resident of Columbine Hills, living directly across from the proposed development site at Platte Canyon Road and West Canyon Trail. While I understand the need for growth within our county, I have significant concerns regarding the current proposal and its impact on the safety, infrastructure, and quality of life for current residents.

I ask that the Commission consider the following points during the review process:

#### **1. Traffic Capacity on Platte Canyon Road**

The recent project flyer suggests that Platte Canyon Road has sufficient capacity for this development. As a resident who navigates this corridor daily, I must disagree. During peak morning and evening hours, Platte Canyon experiences severe congestion, with backups frequently stretching from Mineral Blvd all the way back to West Canyon Trail. Adding further density without substantial infrastructure improvements will only paralyze an already failing traffic pattern.

#### **2. Safety Concerns at West Canyon Trail Entry**

The proposed entry point at West Canyon Trail is currently inadequate and dangerous.

- **Lack of Infrastructure:** There are currently no dedicated turn lanes or traffic signals at this intersection.
- **High-Speed Risks:** Northbound traffic on Platte Canyon travels at 45 mph; cars attempting to turn into West Canyon Trail must stop in active traffic lanes, leading to frequent rear-end collisions and "near-miss" incidents.
- **Congestion:** Without a dedicated light or turn lane, exiting Columbine Hills will become significantly more difficult and hazardous for existing residents.

#### **3. Discrepancy in Project Scope**

There is a lack of clarity regarding what is actually being built. Previous public information indicated a mix of housing options, yet the most recent flyer specifies "single-family detached" homes only. I would appreciate a definitive confirmation of the proposed density and housing types, as this drastically changes the projected impact on local resources.

#### **4. Parking Overflow and Enforcement**

The developer has stated that parking will not be an issue. However, we have a recent local precedent that suggests otherwise. The volleyball gym recently constructed on Platte Canyon (7925 S Platte Canyon Rd) has led to constant parking overflow onto West Canyon Trail every weekend. We regularly see cars blocking private driveways and fire hydrants. I am concerned that this new development will further exacerbate these parking issues without a robust, enforced parking plan or enforcement from Jefferson County.

#### **5. Light, Noise, and Property Value**

The increase in ambient light and noise pollution from both the construction and the permanent increase in traffic will detrimentally affect the character of our neighborhood. Without specific mitigation efforts—such as sound buffering or tiered lighting—I fear this project will negatively impact the property values of the homes immediately adjacent to the site.

---

Thank you for your time and for considering these concerns as you evaluate the merits of this proposal. Due to the required travel for my work, I intend to join the upcoming meeting via the available remote participation options to further discuss these points.

Sincerely,

**Chris Pittman**



**240 Kalamath Street**

**Denver, CO 80223**

**Tel: 303.531.4905**

[www.pcsgroupco.com](http://www.pcsgroupco.com)

**September 22, 2025**

**Arapahoe County Public Works and Development**

**Planning Division**

**6924 South Lima St.**

**Centennial, CO 80112**

**Letter of Intent**

**Re: Q25-046 Residences at Platte Canyon – General Development Plan (GDP)**

Dear Public Works and Development,

Our company, PCS Group, on behalf of the applicant, Highland Development Company (c/o Dash Stethem), is proposing a project within unincorporated Arapahoe County. This project is located at the following addresses 7850, 7852, 7860, 7862, & 7880 S Platte Canyon Rd. Littleton CO 80128 (parcel ID: 2077-31-2-00-043 & 41 & 42 & 024 & 018 & 029 & 030 & 039) and totals approximately 11.17 (including Jeffco Parcel) acres (486,565 sq. ft). These properties are currently zoned MU, R-1-A, OS.

This application would seek to re-zone the property from MU, R-1-A, and OS to planned unit development (PUD). This project is proposing all single family detached homes in a density range of 4-6 dwelling units per acre. However, to offer flexibility to this GDP document applicant seeks allowable uses of single family attached and townhome residential products with a density of up to 16 DU/AC. There will be two access points from S. Platte Canyon Road into the property. The proposed plan will have a significant landscape buffer along the S. Platte Canyon Road edge and include a pocket park and detention on site. This



application will set the zoning for the property and standards for the development of the property.

Enclosed are the required documents for our first submittal of this application and we look forward to working with Arapahoe County staff on this project

Sincerely,

Matthew Norcross

PCS Group, Inc.





**ARAPAHOE COUNTY**

**Arapahoe County  
Public Works and Development  
Planning Division**

6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: 720-874-6650  
[www.arapahoegov.com](http://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:	ADDRESS:  PHONE:  EMAIL:	CONTACT:  TITLE:
-----------------	--------------------------------------	------------------------

OWNER(S) OF RECORD NAME(S):	ADDRESS:  PHONE:  EMAIL:	SIGNATURE(S):  _____  _____
-----------------------------	--------------------------------------	---

ENGINEERING FIRM NAME:	ADDRESS:  PHONE:  EMAIL:	CONTACT:  TITLE:
------------------------	--------------------------------------	------------------------

Pre-Submittal Case Number: Q \_\_\_\_ - \_\_\_\_\_      Pre-Submittal Planner: \_\_\_\_\_      Pre-Submittal Engineer: \_\_\_\_\_

State Parcel ID No. (AIN no.): \_\_\_\_\_

Parcel Address or Cross Streets: \_\_\_\_\_

Subdivision Name & Filing No: \_\_\_\_\_

	EXISTING	PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

**CASE TYPE (S)**

\_\_\_\_\_       \_\_\_\_\_       \_\_\_\_\_

**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.



September 22, 2025

Revised: 12.08.25

Public Works and Development  
Arapahoe County Planning Department  
6924 South Lima Street  
Centennial, Colorado 80112

**RE: Narrative**

Residences at Platte Canyon - General Development Plan (GDP)  
Case No: GDP25-003

Dear Public Works and Development,

Our company, PCS Group, on behalf of the applicant, Highland Development Company (c/o Dash Stethem), is proposing a project within unincorporated Arapahoe County. This project is located the following addresses 7850, 7852, 7860, 7862, & 7880 S Platte Canyon Rd. Littleton CO 80128 (parcel ID: 2077-31-2-00-043 & 41 & 42 & 024 & 018 & 029 & 030 & 039) and totals approximately 11.17 acres (Including JeffCo parcel) (486,565 sq. ft). These properties are currently zoned MU, R-1-A & OS.

This application would seek to re-zone the property from MU, R-1-A, and OS to planned unit development (PUD). This project is proposing single family detached homes at a density of 4-6 dwelling units per acre. However, to offer flexibility to this GDP document applicant seeks allowable uses of single family attached and townhome residential products with a density of up to 16 DU/AC. There will be two access points from S. Platte Canyon Road into the property with primary access taken from the south end of the property aligned with West Canyon Trail. The proposed plan will have a significant landscape buffer along the S. Platte Canyon Road edge and include a open space and detention on site. This application will set the zoning for the property and standards for the development of the property.

Below are the approval criteria as described in the Arapahoe County Land Development Code:



**Approval Criteria for all PUD Applications & General Development Plan (GDP) Applications**  
**Rezoning Approval Criteria (Arapahoe County LDC Section 5-3.2A)**

- 1. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.** The applicant and design team recognize there are challenges with every development project including the availability of utilities and the impact of traffic. An Initial traffic impact study has been conducted and will be updated throughout the planning processes (Specific and Administrative Site Plans) as unit counts, and housing types are finalized. Additionally, the applicant team is currently and will continue to work with local utility providers to ensure there is capacity and the ability to provide these critical infrastructure services to the proposed development.
- 2. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.** The existing uses surrounding the proposed development include multi-family (to the north and west) and single family detached housing (to the west) types, commercial uses (to the north and south), and open space (to the north and east). This development will be sensitive to the surrounding open space while also providing a housing type that will fit within the existing community which is diverse within the immediate surrounding area.
- 3. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.** The applicant and design team recognize the importance and availability for emergency services to the community. The design team is currently working with fire authorities (South Metro Fire) on access and service. Access to education facilities and community amenities is also a critical aspect of well planned developments. Thus far there has been no comment from Littleton Public Schools, but the applicant is committed to working with the local school district to ensure there is capacity. The proposed site is located adjacent to several open space areas with parks nearby, access to schools, libraries and other community amenities within 5 miles of the site.
- 4. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.** This proposed

s

development is located approximately 5 miles from “downtown” Littleton, 13 miles from the City of Denver, and major thoroughfares such as 470, S. Wadsworth Blvd, and S. Santa Fe Drive (US 85) providing access to commercial districts, employment centers, and leisure activities.

**5. Ensure that public health and safety is adequately protected against natural and manmade hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding**

Protection from natural or manmade hazards is critical for a successful development and a safe community for future residents. There are no concerns related water pollution or flooding on this site. The project is not located near airport and should remain a non-issue for this development. Concerns about traffic have been raised during both the public outreach and review process- with this- noise levels can be a concern. Through the use of setbacks from the adjacent road (S. Platte Canyon Rd), privacy fencing, and high-quality building materials impacts from noise generated by traffic will be mitigated to the best extent possible.

**6. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.**

The proposed site is somewhat isolated with no direct access to adjacent neighborhoods or other uses. The site is compact and will be served by 1 loop road that takes primary access from S. Platte Canyon Rd. on the south end of the site. Thoughtful and safe pedestrian circulation throughout the site will be provided for future residents with possible connections to adjacent trails to the west, north, and east.

**7. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.** There are no significant natural features on the proposed site. The site does slope west to east and the developer will work with this natural slope to take advantage of both development efficiencies and to help preserve views to the east for the existing residents to the west. There is no anticipated impact to the reservoir directly to the east of the site.



- 8. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.** The applicant plans on delivering a high-quality community to the area. By working with the natural slope of the site efforts will be made to preserve views to the open space on the east side of the site. Additionally, thoughtfully designed landscapes and well-planned amenity spaces will be provided to enhance the quality of life for future residents and existing neighbors.
  
- 9. Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.** An open space amenity will be provided on site for resident use. While this amenity will be private, it will be of high quality and give future residents an opportunity to recreate within their community. The applicant will work with Arapahoe County Parks and Opens Space to ensure all applicable codes and requirements are met.
  
- 10. Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.** The applicant will comply and abide by all applicable codes and requirements. The applicant believes they are generally in conformance with the Arapahoe County Comprehensive Plan.

**PUD Approval Criteria (Arapahoe County LDC Section 5-3.3.F.1a & 5-3.3.F.2)**

- 1. It generally conforms to the Arapahoe County Comprehensive Plan; and**  
This project proposes housing opportunities and a safe, attractive neighborhood that will provide opportunities and places for social interaction in alignment with the County's vision to promote sustainable, stable, safe and attractive new neighborhoods with diversified housing options. Per the Urban Area land use plan, this area is defined as an urban residential area that allows for single family detached and attached housing, this project will propose single family detached homes. Additionally, this project is in alignment with the County's desire to see a density range of 4-16 DU/Acre on this site.



**2. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.A; and**

This project has available to it and the capability to provide water, sewer, drainage, and transportation systems to support the proposed project. This proposed project is all residential in nature and is surrounded on 2 sides, north and west with residential uses, and commercial uses to the south. A large reservoir is to the east of the project site. Applicable public uses such as fire, police and schools are a short distance away from the site - making the site serviceable to those public uses. This is an infill project and will have adequate access to job centers, commercial and service providers. The proposed plan will provide adequate protection from traffic noise, water pollution, airport hazards and flooding. This site has access to adjacent uses via existing road infrastructure and will have thoughtfully planned circulation within the site. Every effort will be made to have a minimal impact on existing physiological features. This plan will have amenity opportunities for the community including enhanced landscape areas and opens spaces to provide recreation and leisure opportunities for residents.

**3. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and**

This project will be an improvement to the existing conditions of the site which consist of vacant unused land and a few single-family homes on large lots. The project will offer housing opportunities, while providing open space access, efficient circulation systems, and improvements to the utilities that serve the site.

**4. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and**

This project is ideal for a planned unit development district as the applicant seeks to offer a unique housing and community character, and the PUD process will allow for the flexibility needed to achieve a successful project based on current market demand and trends.



- 5. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and**

Any modifications needed to the standards and requirements of the Land Development Code to make this plan function efficiently and effectively for the future residents will be vetted with Arapahoe County planning and engineering staff.

- 6. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.**

This project will meet all applicable standards of the Arapahoe County Land Development Code.

#### **GDP Criteria (Arapahoe County LDC Section 5-3.3.F.1a & 5-3.3.F.2)**

- 1. The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties; and**

This project aligns with the Arapahoe County Comprehensive plan designation for this site as an Urban Area land use designation. This allows for both detached and attached single family homes with densities up to 16 DU/Acre. The proposed project will target these criteria while not having adverse impacts on adjacent properties which include single family detached homes to the west, multi-story apartments to the north, and commercial uses to the south.

- 2. It demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities; and**

The proposed plan will demonstrate an efficient layout of homes, circulation systems for vehicles and pedestrians while ensuring adequate utilities serve the site.

- 3. It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and**

The proposed site is somewhat isolated from its surroundings. However, this plan will propose two access points to S. Platte Canyon Road to enter and exit the community that aligns with existing roads on the west side of S. Platte Canyon Road. Within the community an efficient pedestrian and street network will be provided. There are





large open space/landscape buffers to the north and south, the barrier of S. Platte Canyon Road to the west and a large reservoir to the east which prevents the site from integrating into the greater context of the neighborhood.

**4. It provides or expands access to existing open space, and preserves and protects natural features; and**

Enhanced landscape buffers and an open space area will be part of the design for the site. As mentioned above, the site is somewhat isolated in terms of connections to existing open space or recreation opportunities. Efforts will be made to preserve any critical natural features on site.

**5. It includes efficient general layouts for major water, sewer, and storm drainage areas.**

Utilities and drainage will be thoughtfully planned and designed for the site to provide the most successful outcome for the future residents.

**Additional Criteria**

**1. The property has a shape or topography that constrains normal development practices.**

While the property has an odd triangular shape the applicant is confident that an efficient site plan can be developed for the site. The natural slope of the site should aid in minimizing visual impacts to existing adjacent neighborhoods.

**2. The project provides a suitable transition from existing adjacent lower-density residential land uses, such as:**

**Increased setbacks at common property lines;**

The nearest single family detached homes are west on the other side of S. Platte Canyon Road, which is a state of Colorado highway. In addition to this barrier a significant landscape buffer will be proposed on the west side of the property to buffer against S. Platte Canyon Road and further increase the distance from the nearest single-family homes. Setbacks from the north, south, and east should not be an issue on this project.





- **Limiting maximum building heights adjacent to common property lines to two stories. Building heights may increase with increased distance from the common property lines;**

The plan will propose 2-story single family detached housing products.

- **Locating required open space or detention along common property lines; and**  
Open space buffers and detention will be proposed along common property lines.

- **Other creative or similar transitioning methods.**

This site is rather isolated for an infill development and the applicant will consider any additional transition solutions if warranted.

- 3. The project avoids placing long building frontages along common property lines.**

The project will not be proposing long building frontages along common property lines.

- 4. The project is an infill development developing vacant or under-used parcels within existing urban areas that are already largely developed.**

This project could be considered an infill development as it is for the most part surrounded by existing development. The parcels that currently make up this property are largely vacant or under-used with the exception of 3 existing single family homes.

- 5. The project integrates into the existing neighborhood by providing sidewalk, trail, bike lane, open space or the linkages.**

As mentioned previously this site is somewhat isolated and there are no real opportunities to integrate into surrounding neighborhoods. Internal to the site features such as trails may be provided.

- 6. The project is in conformance with the County's Residential and Small Lot Residential Development Design Guidelines and Standards as established in the Land Development Code.**

This project will conform to all applicable residential and small lot design standards as outlined in the Arapahoe County LDC.

We look forward to working with County Staff on this exciting project.



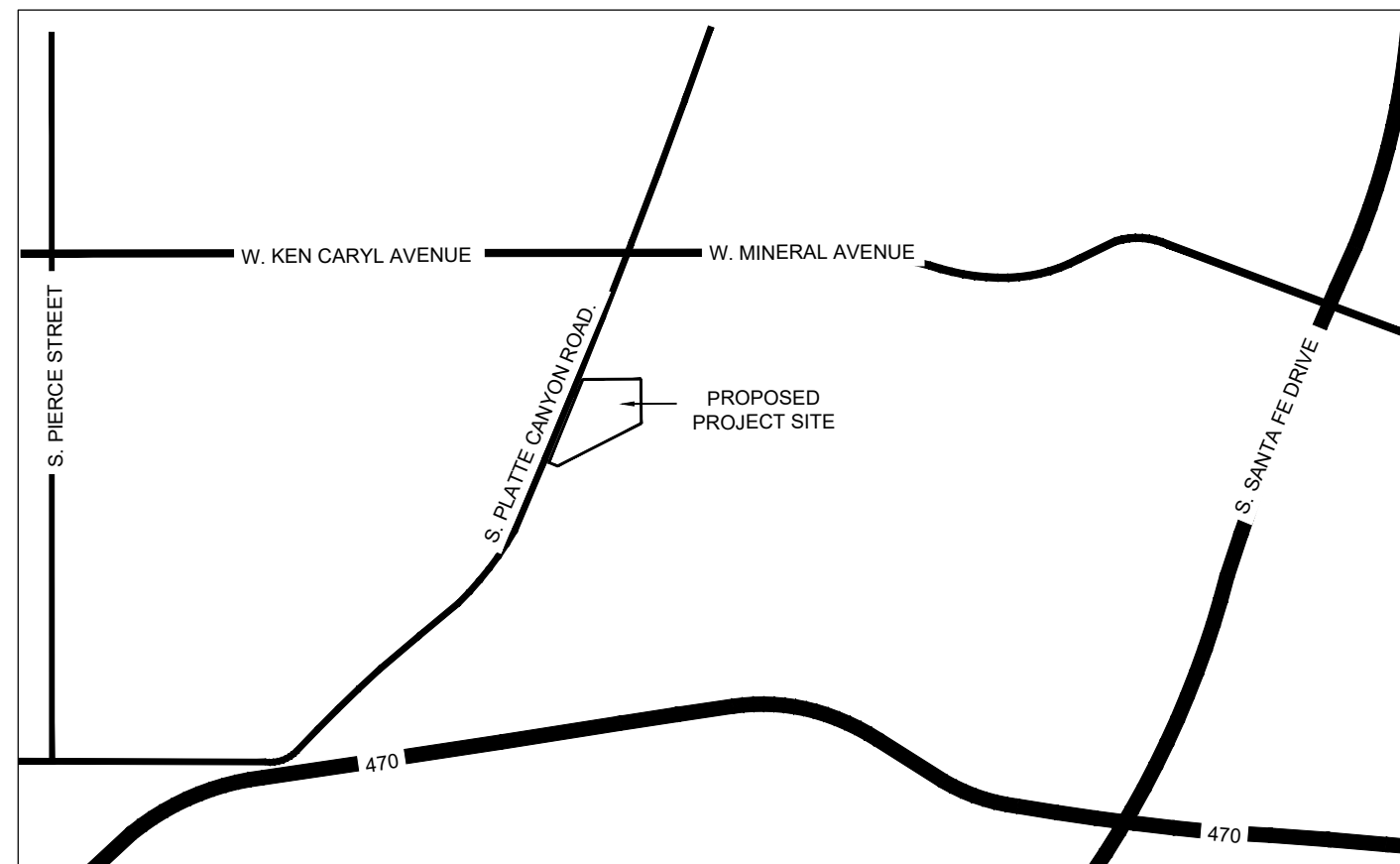
Sincerely,  
Matthew Norcross  
PCS Group



# RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN

LOCATED IN THE NW  $\frac{1}{4}$  OF SECTION 31, T5S, R68W OF THE 6TH P.M. ARAPAHOE COUNTY AND

NE  $\frac{1}{4}$  OF SECTION 36, T5S, R69W OF THE 6TH P.M. JEFFERSON COUNTY  
STATE OF COLORADO



VICINITY MAP  
THIS PROPERTY IS CURRENTLY ZONED MU ,  
R-1-A, & OS

DEVELOPER  
HIGHLAND DEVELOPMENT COMPANY  
2100 N. DOWNING STREET  
DENVER, CO 80205

LANDSCAPE ARCHITECT  
PCS GROUP  
200 KALAMATH STREET  
DENVER, CO 80223

SURVEY  
ENGINEERING SERVICE COMPANY (ESC)  
14190 E. EVANS AVENUE  
AURORA, CO 80014

ARCHITECTURE AND PLANNING  
RHAP ARCHITECTURE + PLANNING  
1301 WALNUT STREET, SUITE 101  
BOULDER, CO 80302

CIVIL ENGINEER  
BRIGHTLIGHTER ENGINEERING LLC  
1 BROADWAY - A225  
DENVER, CO 80203

## CERTIFICATE OF OWNERSHIP

I \_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS RESIDENCES AT PLATTE CANYON CASE NO. GDP25-003.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ )  
 ) S.S  
COUNTY OF: \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026,

BY \_\_\_\_\_ AS

OF \_\_\_\_\_ AS AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER \_\_\_\_\_

## PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026

CHAIR: \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## LEGAL DESCRIPTION

### PARCEL A:

A TRACT OF LAND IN THE SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS: BEGINNING 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW  $\frac{1}{4}$  OF SAID SECTION 31; THENCE WEST 709.33 FEET TO THE EAST LINE OF COLORADO & SOUTHERN RAILWAY RIGHT-OF-WAY LINE; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 259.26 FEET; THENCE EAST 805 FEET TO A POINT 241 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 241 FEET TO THE POINT OF BEGINNING;

AND ALSO THAT PART OF THE SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING IN ARAPAHOE COUNTY, AND THAT PART OF THE SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING IN JEFFERSON COUNTY, DESCRIBED AS: BEGINNING AT A POINT 660 FEET NORTH AND 12 FEET EAST OF THE SOUTHWEST CORNER OF THE NW  $\frac{1}{4}$  OF SAID SECTION 31; THENCE WEST 53.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE NORTH 21 DEGREES 20 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 259.26 FEET; THENCE EAST 53.68 FEET; THENCE SOUTH 21 DEGREES 20 MINUTES WEST 259.26 FEET TO POINT OF BEGINNING, COUNTIES OF ARAPAHOE AND JEFFERSON, STATE OF COLORADO.

EXCEPTING FROM THE ABOVE PARCELS THOSE PORTIONS AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 8, 2000 UNDER RECEPTION NO. 80054876 (ARAPAHOE COUNTY RECORDS) AND IN FINAL JUDGMENT RULE AND ORDER RECORDED JANUARY 30, 1998 UNDER RECEPTION NO. F0547969 (JEFFERSON COUNTY RECORDS).

### PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 31 WHENCE THE NORTHWEST CORNER OF SAID SECTION 31 BEARS NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 2645.80 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 20 DEGREES 12 MINUTES 23 SECONDS EAST A DISTANCE OF 757.04 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 26, 1990 IN BOOK 6069 PAGE 666 OF THE ARAPAHOE COUNTY RECORDS AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 411.90 FEET TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 31; THENCE CONTINUING SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 181.15 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH PLATTE CANYON ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 44 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 288.39 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY LINE AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 26, 1990 IN BOOK 6069 PAGE 666. A DISTANCE OF 52.39 FEET TO A POINT 660 FEET, MORE OR LESS, NORTH OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 52 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 367.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTIES OF ARAPAHOE AND JEFFERSON, STATE OF COLORADO.

### EXCEPTIONS

10. AN EASEMENT FOR ELECTRIC/GAS LINES AND INCIDENTAL PURPOSES GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED ON SEPTEMBER 01, 1981 AT RECEPTION NO. 2101938 BOOK 3482 PAGE 421.

11. ANY LOSS OR DAMAGE DUE TO LACK OF PROPER ASSESSMENT AND TAXATION OF THAT PORTION OF THE LAND LYING WITHIN THE COUNTY OF JEFFERSON, STATE OF COLORADO.

12. ANY LOSS OR DAMAGE DUE TO ACCESS ISSUES ALONG SOUTH PLATTE CANYON DRIVE (US HIGHWAY 75).

13. CONFLICTS OR SHORTAGES IN AREA AND BOUNDARY LINES AS DISCLOSED BY THE PROPERTY DESCRIPTIONS SET FORTH IN FINAL JUDGEMENT AND RULE AND ORDER RECORDED JANUARY 30, 1998 AT RECEPTION NO. F0547969.

LEGAL DESCRIPTION: 7850 SOUTH PLATTE CANYON ROAD  
TITLE COMMITMENT NO. 100-00101333-200-1Y1

### PARCEL I:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THE TRACT DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 419 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 332.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID TRACT AND SAID NORTH LINE EXTENDED WEST 264 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH A LINE PARALLEL TO THE NORTH LINE OF THE TRACT HEREIN DESCRIBED AND 165 FEET SOUTH THEREOF MEASURED AT RIGHT ANGLES; THENCE EAST ALONG SAID PARALLEL LINE 264 FEET; THENCE NORTH 21 DEGREES 20 MINUTES EAST TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### PARCEL II:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THE TRACT DESCRIBED IN THAT CERTAIN DEED RECORDED AT BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 419 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 332.68 FEET TO THE NORTHEAST CORNER OF THE TRACT CONVEYED BY DEED RECORDED IN BOOK 1372 AT PAGE 287, ARAPAHOE COUNTY RECORDS; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG THE EASTERLY LINE OF THE TRACT LAST MENTIONED TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN DEED RECORDED AT BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS AND 165 FEET SOUTH THEREOF, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT; THENCE NORTHERLY ALONG SAID EAST LINE 165 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONVEYED IN WARRANTY DEED RECORDED JUNE 27, 1993 IN BOOK 3897 AT PAGE 787

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 4, 2014 AT RECEPTION NUMBER D4069929 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7852 SOUTH PLATTE CANYON ROAD  
TITLE COMMITMENT NO. 100-00101331-200-1Y1

### PARCEL A:

THAT PORTION OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 817 FEET EAST AND 1320 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST ONEQUARTER, SAID POINT ALSO BEING THE NORTHEAST

CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 20, 1977 IN BOOK 2576 AT PAGE 346, AND THE TRUE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 264 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 165 FEET TO A POINT ON THE SOUTH LINE THEREOF; THENCE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 264 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

### PARCEL B:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THAT PORTION OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST, DESCRIBED IN DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 758.

### PARCEL C:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THAT PORTION OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST DESCRIBED IN DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 760.

### PARCEL D:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THE EXISTING ROADS AND DRIVEWAYS DESCRIBED IN THE DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 762.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 4, 2014 AT RECEPTION NUMBER D4069929 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7860 SOUTH PLATTE CANYON ROAD  
TITLE COMMITMENT NO. 100-00101334-200-1Y1-ME3

### PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN THE N.W.  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID N.W.  $\frac{1}{4}$ , SAID POINT BEING THE STARTING POINT FOR THAT TRACT DESCRIBED IN DEED RECORDED MARCH 6, 1950 IN BOOK 666 AT PAGE 503, OF THE ARAPAHOE COUNTY RECORDS; THENCE S 88°44'48" W ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 285.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S88°44'48" W, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 249.40 FEET, TO A POINT BEING 240.00 FEET, N 88°44'48" E, FROM A POINT WHICH IS THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF THE COUNTY ROAD AND THE EXTENDED SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503; THENCE N 20°14'53" E, A DISTANCE OF 112.00 FEET; THENCE N 58°28'44" W, A DISTANCE OF 222.99 FEET, TO A POINT ON THE EASTERLY R.O.W. LINE OF THE COUNTY ROAD; THENCE N 21°20'00" E, ALONG SAID EASTERLY R.O.W. LINE, A DISTANCE OF 39.98 FEET, TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 18, 1962 IN BOOK 1372 AT PAGE 287; THENCE N 89°25'43" E, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 1372 AT PAGE 287, A DISTANCE OF 264.52 FEET, TO THE SOUTHEASTERLY CORNER OF SAID TRACT DESCRIBED IN BOOK 1372 AT PAGE 287; THENCE S 77°21'46" E, A DISTANCE OF 119.46 FEET, TO A POINT WHICH IS 230.00 FEET NORTHERLY OF THE TRUE POINT OF BEGINNING, AS MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503; THENCE S 1°15'22" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO

### PARCEL 2:

THE PARCEL OF LAND IN THE NW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED IN DEED RECORDED MARCH 8, 1950 IN BOOK 866 AT PAGE 503 (INCLUDING THEREIN THE ABANDONED RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY ALONG THE WESTERLY SIDE) EXCEPTING THOSE PARCELS PREVIOUSLY CONVEYED BY DEEDS RECORDED AS FOLLOWS:  
SEPTEMBER 18, 1962 IN BOOK 1372 AT PAGE 287;  
OCTOBER 17, 1969 IN BOOK 1837 AT PAGE 585;  
JUNE 11, 1970 IN BOOK 1888 AT PAGE 531;  
MAY 17, 1973 IN BOOK 2128 AT PAGE 754.  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON APRIL 8, 2021 AT RECEPTION NUMBER E1058092 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7862 SOUTH PLATIE CANYON ROAD  
TITLE COMMITMENT NO. 100-00101332-200-1Y1-ME3

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THAT TRACT DESCRIBED IN BOOK 666 AT PAGE 503, OF THE ARAPAHOE COUNTY RECORDS; THENCE SOUTH 88 DEGREES 44 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, AND ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 774.40 FEET TO THE EASTERLY RIGHT OF WAY OF THE COUNTY ROAD, SAID POINT BEING TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 240.00 FEET; THENCE NORTH 20 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 112.00 FEET; THENCE NORTH 58 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF 222.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD; THENCE SOUTH 21 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY OF THE COUNTY ROAD, A DISTANCE OF 243.60 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON OCTOBER 17, 2012 IN BOOK D211 AT PAGE 9646 IN ARAPAHOE COUNTY, COLORADO.

## GENERAL NOTES

- DEVELOPMENT WILL COMPLY WITH THE DESIGN STANDARDS AS WRITTEN IN THIS GDP.
- THIS GDP PERMITS DENSITIES AND NUMBER OF UNITS WITHIN THE ALLOWING AREA TO VARY FROM THOSE SHOWN, PROVIDED THE MAXIMUM ALLOWABLE UNITS FOR THE PROJECT AS STATED IN THIS GDP IS NOT EXCEEDED.
- RESIDENCES AT PLATTE CANYON IS DESIGNED TO PROMOTE MARKET-RATE AFFORDABILITY IN SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, & TOWNHOME RESIDENTIAL CATEGORIES.
- THIS PROJECT IS EXPECTED TO DEVELOP IN ONE PHASE.
- MOBILE HOMES, MODULAR HOMES AND MANUFACTURED HOMES (FULLY ASSEMBLED OFF-SITE FOR THE PURPOSE OF RE-ASSEMBLING ON-SITE) ARE PROHIBITED.
- ALL PROPERTY WITHIN THIS GENERAL DEVELOPMENT PLAN MAY REMAIN AS IS ( UNUSED OR EXISTING SINGLE FAMILY HOMES) UNTIL APPROVED FOR CONSTRUCTION.
- EXACT TRAIL LOCATIONS, TRAIL WIDTHS, TRACT WIDTHS AND MATERIALS OF THE TRAILS SHALL BE DETERMINED BY THE COUNTY AND DEVELOPER AT THE TIME OF ADMINISTRATIVE SITE PLAN.
- RESIDENCES AT PLATTE CANYON WILL BE LOCATED WITHIN THE FOLLOWING DISTRICTS:  
WATER - SOUTH PLATTE WATER RENEWAL PARTNERS & SOUTHWEST METRO AND SANITATION DISTRICT  
SEWER - SOUTHWEST METRO AND SANITATION DISTRICT  
LAW ENFORCEMENT - LITTLETON POLICE DEPARTMENT  
FIRE - SOUTH METRO FIRE RESCUE DISTRICT  
SCHOOLS - LITTLETON SCHOOL DISTRICT
- THE RESIDENCES AT PLATTE CANYON DEVELOPMENT IS ALLOWED TO CONSTRUCT UP TO 8 DU/AC. FOR SINGLE FAMILY DETACHED HOUSING AND HAS A REQUIRED DENSITY RANGE OF 8-16 DU/AC FOR SINGLE FAMILY ATTACHED HOUSING.
- THE APPLICANT WILL PROVIDE DETAILED WATER SUPPLY AND DEMAND INFORMATION AT THE PRELIMINARY PLAT STAGE OF THE DEVELOPMENT PROCESS AND IN APPROVING THIS PRELIMINARY PLAT, THE BOARD IS NOT MAKING THE DETERMINATION UNDER SECTIONS 29-20-303, 29-20-304, AND 30-28-133, COLORADO REVISED STATUTES, AS TO THE ADEQUACY OF THE WATER SUPPLY FOR THE RESIDENCES AT PLATTE CANYON AND INSTEAD WILL MAKE THAT DETERMINATION SEPARATELY AT THE TIME OF FINAL PLAT APPROVAL FOR THE DEVELOPMENT; AND ALL DEVELOPMENT IN THE AREAS COVERED BY THE RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN IS CONTINGENT UPON THE BOARD OF COUNTY COMMISSIONERS' APPROVAL OF THE WATER SUPPLY AS ADEQUATE FOR THE DEVELOPMENT.
- THE RESIDENCES AT PLATTE CANYON IS AN APPROXIMATELY 11.17 ACRE PLANNED UNIT DEVELOPMENT COMMUNITY THAT WILL DEVELOP OVER ONE PHASE. APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION FOR PUBLIC PARKS, OPEN SPACES, PUBLIC SCHOOLS AND OTHER PUBLIC PURPOSES ON THE RESIDENCES AT PLATTE CANYON THROUGH THIS SINGLE PHASE EITHER THROUGH LAND DEDICATION OR CASH-IN-LIEU.

## STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE GENERAL DEVELOPMENT PLAN KNOWN AS THE RESIDENCES AT PLATTE CANYON, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

### DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

### EMERGENCY ACCESS

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND /OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

### SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

### DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

### MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

PROPERTY DEVELOPER:

**HIGHLAND DEVELOPMENT COMPANY**

2100 N. DOWNING STREET  
DENVER, CO 80205  
303-945-9867

PREPARED BY:

PLANNING /  
LANDSCAPE ARCHITECTURE

PCS GROUP  
240 KALAMATH ST.  
DENVER, CO 80223

PLANNING /  
ARCHITECTURE

RHAP ARCHITECTURE + PLANNING  
1301 WALNUT ST.  
BOULDER, CO 80302

303-993-6277

CIVIL ENGINEER:  
BRIGHTLIGHTER ENGINEERING

1 NORTH BROADWAY - A225  
DENVER, CO 80203  
720-504-8629

RESIDENCES AT PLATTE CANYON  
GENERAL DEVELOPMENT PLAN

ARAPAHOE COUNTY , COLORADO

COVER SHEET

SHEET

01 OF 02

GENERAL DEVELOPMENT PLAN

JANUARY 27, 2026

## SHEET INDEX

SHEET 1: COVER SHEET  
SHEET 2: ZONING NARRATIVE, OVERALL GENERAL DEVELOPMENT PLAN & STANDARDS

ARAPAHOE COUNTY CASE NO. GDP25-003

# RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN

LOCATED IN THE NW ¼ OF SECTION 31, T5S, R68W OF THE 6TH P.M. ARAPAHOE COUNTY  
AND  
NE ¼ OF SECTION 36, T5S, R69W OF THE 6TH P.M. JEFFERSON COUNTY  
STATE OF COLORADO

## ZONING NARRATIVE

### 1. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE RESIDENCES AT PLATTE CANYON GENERAL DEVELOPMENT PLAN (GDP). ARAPAHOE COUNTY LONG RANGE PLANNING WOULD ALLOW FOR A MAXIMUM DENSITY OF 8 DU/AC. FOR SINGLE FAMILY DETACHED HOMES AND A REQUIRED RANGE OF 8-16 DU/AC. FOR SINGLE FAMILY ATTACHED HOMES ON THIS SITE. IN HAVING DENSITY FLEXIBILITY, THIS WILL ALLOW FOR DIVERSE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE AS MARKET CONDITIONS CHANGE. ALLOWABLE USES ON SITE INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, DUPLEX/PAIRED HOMES, AND TOWNHOUSE.

### 2. PLAN ORGANIZATION AND GENERAL DEVELOPMENT PLAN CAPS

THIS GENERAL DEVELOPMENT PLAN EXHIBIT SHOWS THE CONSOLIDATION OF EIGHT (8) EXISTING PARCELS OF LAND INTO ONE (1) PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 11.17 ACRES.

### 3. PUBLIC LAND DEDICATION AND OPEN SPACE DEDICATION

RESIDENCES AT PLATTE CANYON IS AN APPROXIMATELY 11.17 ACRE PLANNED UNIT DEVELOPMENT THAT WILL DEVELOP IN ONE PHASE. APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION AS SET FORTH IN THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE FOR PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES AND FOR UNOBSTRUCTED OPEN SPACE AT THE RESIDENCES AT PLATTE CANYON EITHER THROUGH ON-SITE DEDICATION OR CASH-IN-LIEU. FINAL DENSITY AND REQUIRED PUBLIC LAND DEDICATION TO BE DETERMINED DURING THE SITE DEVELOPMENT PLAN (SDP) AND ADMINISTRATIVE SITE PLAN (ASP) PROCESS.

### 4. PUBLIC PARK LAND DEDICATION

OWNERS WILL SATISFY THE PUBLIC PARKS DEDICATION REQUIREMENTS THROUGH THE DEDICATION OF SUITABLE PARCELS OF LAND OR VIA CASH-IN-LIEU PAYMENTS. A GENERAL OPEN SPACE/ AMENITY SPACE LOCATION IS DEPICTED ON THE GENERAL DEVELOPMENT PLAN, WITH THE SPECIFIC LOCATION AND SIZE TO BE FINALIZED THROUGH THE PROJECT'S ADMINISTRATIVE SITE PLANS, BASED UPON THE ACTUAL NUMBER OF UNITS PROPOSED.

### 5. OTHER PUBLIC PURPOSES DEDICATION AND FEES

IN ADDITION TO THE PUBLIC PARK LAND DEDICATION COMMITMENT, OWNER WILL DEDICATE AN ADDITIONAL 0.25 ACRES OF LAND / 1,000 POPULATION FOR PUBLIC PURPOSES AND SUCH ADDITIONAL LAND AND/OR CASH-IN-LIEU AS DETERMINED AT THE TIME OF PROJECT PLAT APPROVAL TO SATISFY THIS REQUIREMENT.

### 6. UNOBSTRUCTED OPEN SPACE

IN ADDITION TO THE PUBLIC LAND DEDICATION AND FEES COMMITMENT, OWNER SHALL MEET THE REQUIREMENT OF THE UNOBSTRUCTED OPEN SPACE PER LAND USE TYPE PURSUANT TO THE REQUIREMENTS INCLUDED WITHIN THIS PUD.

### 7. SCHOOL SITES AND FEES

OWNERS WILL SATISFY THE SCHOOL LAND DEDICATION REQUIREMENTS THROUGH THE PAYMENT OF CASH-IN-LIEU OF LAND DEDICATION - AS PROVIDED IN THE COUNTY'S LAND DEVELOPMENT CODE AND LOCAL SCHOOL DISTRICT OR AS OTHERWISE APPROVED AS PART OF THE LAND DEVELOPMENT APPROVAL AND PLATTING PROCESSES.

### 8. DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN ONE PHASE, AS CONDITIONS DICTATE.

### 9. ZONING NOTES

- LIGHTING WILL CONFORM TO ARAPAHOE COUNTY LAND DEVELOPMENT CODE.
- HOME OCCUPATIONS WILL CONFORM TO ARAPAHOE COUNTY LAND DEVELOPMENT CODE.
- ANY ENTRY MONUMENTS OR ENTRY SIGNAGE WILL CONFORM TO THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

CONCEPTUAL LAND USE SUMMARY	Acres	Percent %
RESIDENTIAL USE	±7.59 AC.	68%
OPEN SPACE, DETENTION, BUFFERS	±1.5 AC.	*13%
DOUGLAS COUNTY PARCEL	±0.58 AC.	6%
RIGHT-OF-WAY (R.O.W.)	±1.5 AC.	13%
<b>Total</b>	<b>11.17 AC.</b>	<b>100%</b>

\* FINAL REQUIRED UNOBSTRUCTED OPEN SPACE PERCENTAGE WILL BE DETERMINED DURING THE SDP AND ASP APPLICATIONS FOR THIS PROJECT ONCE FINAL DENSITY IS DETERMINED.

### ARAPAHOE COUNTY UNOBSTRUCTED OPEN SPACE REQUIREMENTS

LAND USE / DENSITY (CALCULATED ON A GROSS BASIS)	MINIMUM AMOUNT OF UNOBSTRUCTED OPEN SPACE (PERCENTAGE OF NET SITE AREA)
RESIDENTIAL - UP TO 4 DU/AC	10.00%
RESIDENTIAL - 4.1 TO 10.9 DU/AC	30.00%
RESIDENTIAL - 11 DU/AC AND HIGHER	35.00%

### ALLOWABLE USES

SINGLE FAMILY DETACHED HOMES - MAXIMUM 8.0 DU/ACRE
SINGLE FAMILY ATTACHED HOMES (DUPLEX & PAIRED HOMES) - REQUIRED DENSITY OF 8-16 DU/ACRE
TOWNHOMES - REQUIRED DENSITY OF 8-16 DU/ACRE

### SINGLE FAMILY DETACHED RESIDENTIAL LAND USE STANDARDS

GENERAL STANDARDS	
MINIMUM LOT SIZE	3,600
MINIMUM LOT FRONTAGE	40'
PARKING REQUIREMENT	MIN. 2 SPACES
MAXIMUM HEIGHT	35'
MAXIMUM DENSITY	8 DU/AC.
<b>SETBACKS</b>	
MINIMUM FRONT SETBACK TO PORCH	10'
MINIMUM FRONT SETBACK TO LIVING SPACE	15'
MINIMUM FRONT SETBACK TO GARAGE (FRONT LOADED)	18'
MINIMUM SIDE SETBACK	5'
MINIMUM SIDE SETBACK - SIDE LOAD GARAGE	10'
MINIMUM BUILDING SEPARATION	10'
MINIMUM REAR SETBACK	10'
MINIMUM SIDE (CORNER) SETBACK	15'
<b>ACCESSORY STRUCTURE</b>	
MAXIMUM HEIGHT	15'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	3'
MINIMUM REAR SETBACK	10'
MINIMUM SIDE (CORNER) SETBACK	

### SINGLE FAMILY ATTACHED RESIDENTIAL LAND USE STANDARDS

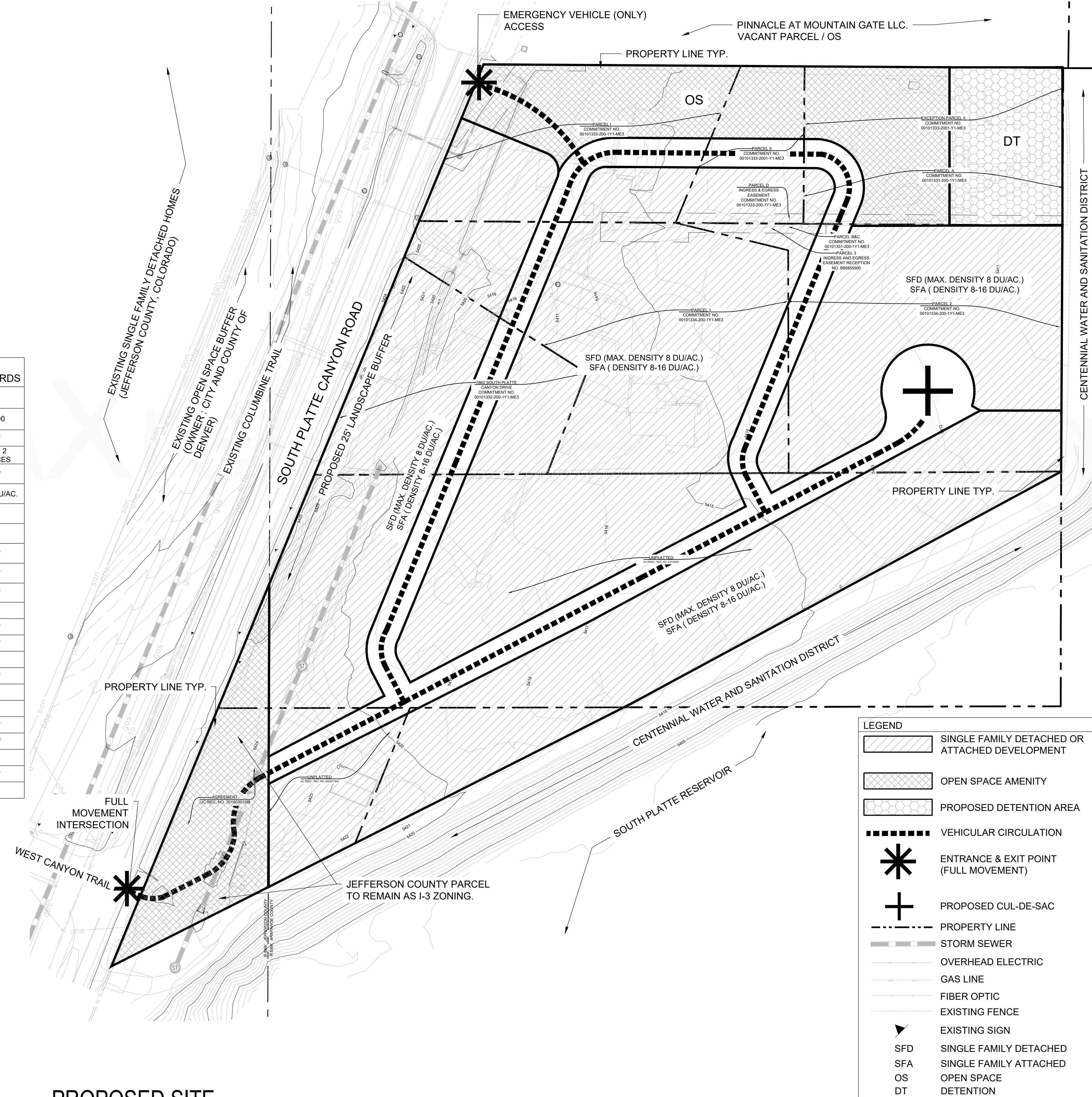
GENERAL STANDARDS (1)	
MINIMUM LOT SIZE	1,600
MINIMUM LOT FRONTAGE	18'
PARKING REQUIREMENT	MIN. 2 SPACES
MAXIMUM HEIGHT	35'
REQUIRED DENSITY RANGE	8-16 DU/AC.
<b>SETBACKS</b>	
MINIMUM FRONT SETBACK TO PORCH	10'
MINIMUM FRONT SETBACK TO LIVING SPACE	15'
MINIMUM FRONT SETBACK TO GARAGE (FRONT LOADED)	18'
MINIMUM SIDE SETBACK	5'
MINIMUM BUILDING SEPARATION	10'
MINIMUM REAR SETBACK	10'
MINIMUM REAR SETBACK TO ALLEY	5'
MINIMUM SIDE (CORNER) SETBACK	15'
<b>ACCESSORY STRUCTURE</b>	
MAXIMUM HEIGHT	15'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	3'
MINIMUM REAR SETBACK	10'
MINIMUM SIDE (CORNER) SETBACK	

### STANDARDS NOTES:

- CONDITION OF APPROVAL: ALL APPLICABLE RESIDENTIAL AND SMALL LOT RESIDENTIAL (OVER 8 DU/AC.) DEVELOPMENT DESIGN GUIDELINES AND STANDARDS AS ESTABLISHED IN CHAPTER 4, DEVELOPMENT GUIDELINES AND STANDARDS, OF THE LAND DEVELOPMENT CODE WILL BE ADHERED TO WITH THE SPECIFIC DEVELOPMENT PLAN, PRELIMINARY PLAT, ADMINISTRATIVE SITE PLAN, AND FINAL PLAT.

### ADDITIONAL NOTES:

- THIS A PROJECT WILL DEVELOP IN ONE PHASE
- SINGLE FAMILY DETACHED HOMES HAVE A MAXIMUM DENSITY OF 8 DU/ACRE. SINGLE FAMILY ATTACHED HOMES HAVE A REQUIRED DENSITY RANGE OF 8-16 DU/ACRE.
- THERE WILL BE A DESIGNATED OPEN SPACE / PARK SPACE FOR THE COMMUNITY- SIZE AND AMENITY PROGRAM TO BE DETERMINED THROUGH THE SDP AND ASP PROCESS.
- THE DESIGN INTENT IS TO PROVIDE PEDESTRIAN CIRCULATION AND CONNECTIVITY THROUGHOUT THE RESIDENCES AT PLATTE CANYON COMMUNITY. FINAL PEDESTRIAN CIRCULATION AND DETAILS (WIDTH AND MATERIAL) WILL DETERMINED THROUGH THE SDP AND ASP PROCESS. A SAFE PEDESTRIAN CROSSING SHALL BE PROVIDED ACROSS SOUTH PLATTE CANYON ROAD TO PROVIDE CONNECTIVITY TO THE EXISTING COLUMBINE TRAIL.



PROPOSED SITE

PROPERTY DEVELOPER:  
**HIGHLAND DEVELOPMENT COMPANY**  
2100 N. DOWNING STREET  
DENVER, CO 80205  
303-945-9867

PREPARED BY:

PLANNING /  
LANDSCAPE ARCHITECTURE  
PCS GROUP  
240 KALAMATH ST.  
DENVER, CO 80223

PLANNING /  
ARCHITECTURE  
RHAP ARCHITECTURE + PLANNING  
1301 WALNUT ST.  
BOULDER, CO 80302  
303-993-6277

CIVIL ENGINEER:  
BRIGHTLIGHTER ENGINEERING  
1 NORTH BROADWAY - A225  
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RESIDENCES AT PLATTE CANYON  
GENERAL DEVELOPMENT PLAN

ARAPAHOE COUNTY, COLORADO

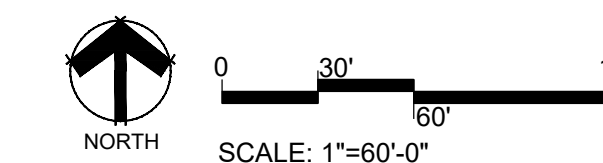
ZONING NARRATIVE, OVERALL  
GENERAL DEVELOPMENT PLAN  
& STANDARDS

SHEET  
2 OF 02

GENERAL DEVELOPMENT PLAN

JANUARY 27, 2026

LEGEND	
	SINGLE FAMILY DETACHED OR ATTACHED DEVELOPMENT
	OPEN SPACE AMENITY
	PROPOSED DETENTION AREA
	VEHICULAR CIRCULATION
	ENTRANCE & EXIT POINT (FULL MOVEMENT)
	PROPOSED CUL-DE-SAC
	PROPERTY LINE
	STORM SEWER
	OVERHEAD ELECTRIC
	GAS LINE
	FIBER OPTIC
	EXISTING FENCE
	EXISTING SIGN
	SFD SINGLE FAMILY DETACHED
	SFA SINGLE FAMILY ATTACHED
	OS OPEN SPACE
	DT DETENTION





**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

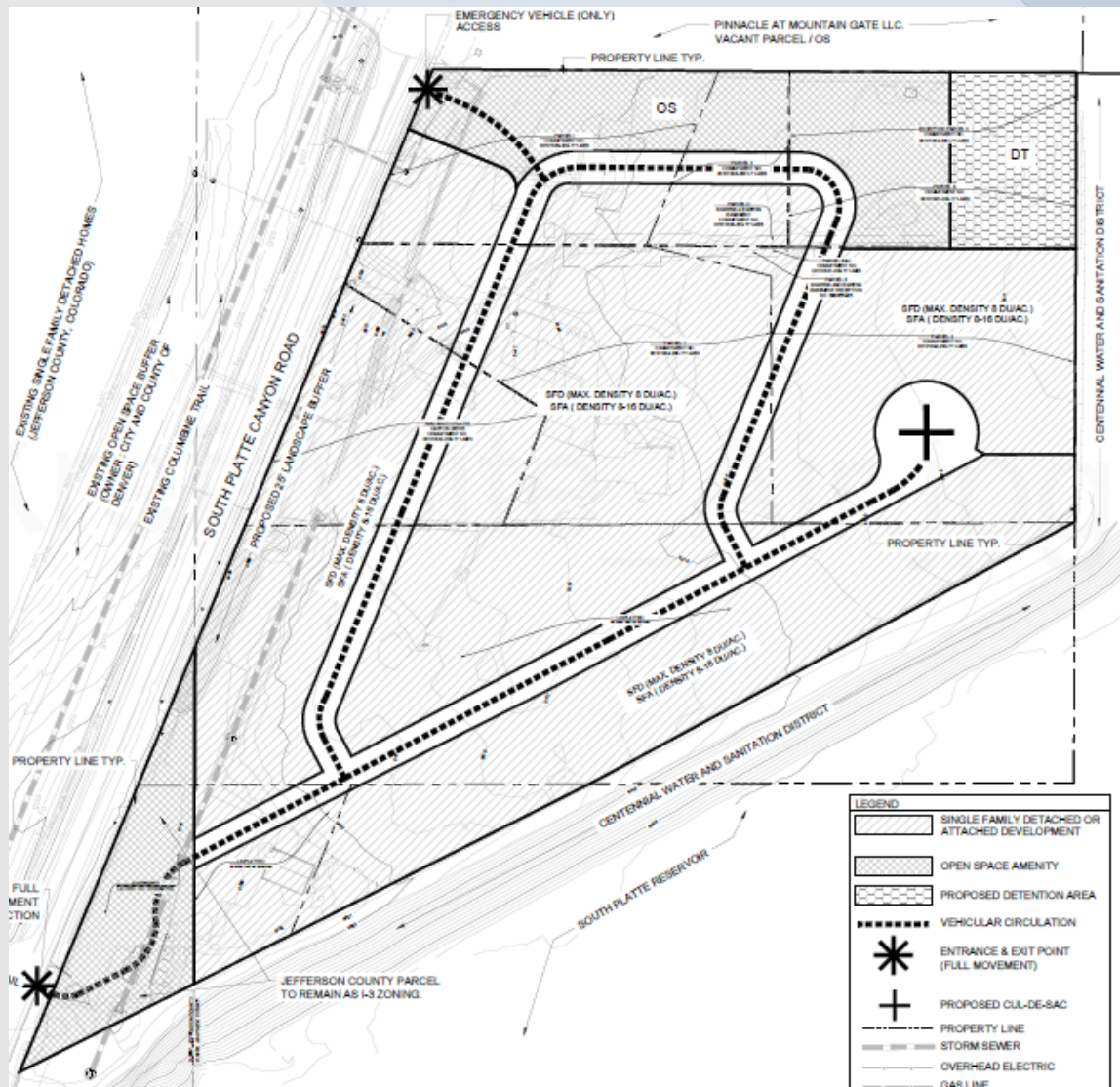
**CASE NO. GDP25-003**  
**RESIDENCES AT PLATTE CANYON**  
**GENERAL DEVELOPMENT PLAN**

**Planning Commission Public Hearing**

**May 5, 2026**  
**Presenter: Kat Hammer**



# Proposal:



## Applicant:

Highland Development Company, on behalf of 5 property owners

## Request:

A positive recommendation to the Board of County Commissioners of a GDP for 8 parcels, to allow for single-family detached homes at a density of 4-6 du/acre.

To provide flexibility, the applicant seeks to allow single-family attached and townhome products at a density of up to 16 du/acre

# Location & Zoning



RR-B

W KEN CARYL AVE

7500 S

MU

Unincorporated

S PLATTE CANYON RD

4560 W Mineral Ave

W MINERAL AVE

W Jamison Ave

W Jamison Pl

S Utica Dr

S Platteview Dr

S Overlook Way

7501 S Utica Dr

W Mineral Dr

7551

7581

7611

7631

7680

7550

7580

7600

7620

7630

7640

75

7852

R-1-A

7862

Jefferson County

Littleton

South Platte Pk Carson Nature Center

Eaglewatch Lake

7900 S

3



# Background:



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

- The properties are unplatted, zoned Mixed Use, Residential 1-A, and Open Space
  - The MU zoning allows for residential, office, and self-storage (approved January 1988)
- The properties are largely vacant except for 4 single-family homes



# Neighborhood Outreach:



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

- Applicant mailed notice of this application to property owners within 500 feet of the subject properties on July 25, 2025, prior to formal application to the County
- August 12, 2025 meeting at Columbine Library
  - 12 members of the public attended
- Summary of comments/concerns:
  - Height of buildings/viewshed and headlights shining into adjacent homes.
  - Landscaping along S. Platte Canyon Drive.
  - Builder is different from the previous 2019 proposal.
  - Reduced speed limits on S. Platte Canyon Road or a possible roundabout.
  - Burying existing powerlines along S. Platte Canyon Road.
  - Investors buying multiple units to rent.
  - Ditch and water along S. Platte Canyon Road.
  - Overflow parking in the neighborhood.
  - Timeline.
  - Development is within two counties (Jefferson and Arapahoe).
  - Consideration of a Metropolitan District.
  - Trail connections.
  - Route of school buses.
  - Who will serve the site (police, fire, waste pickup, etc.).
  - Noise, light, dust, and rodent mitigation.



# Comprehensive Plan



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

## Urban Residential/Single-Family Detached and Attached

Intended to contain primarily residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive

The density range for single-family detached developments in this land use category is 1-8 dwelling units per acre and 8-16 dwelling units per acre for single-family attached and small multi-family developments



# Comprehensive Plan



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

Single-family Attached and Multiplex development will be considered at a density of 12-16 du/acre if the following criteria are met:

1. *The proposal has a shape or topography that constrains normal development practices.*
2. *The project provides a suitable transition from existing adjacent lower-density residential uses, such as:*
  - a) *Increased setbacks at common property lines;*
  - b) *Limiting maximum building heights adjacent to common property lines to two stories. Building heights may increase with increased distance from the common property lines;*
  - c) *Locating required open space or detention along common property lines; and*
  - d) *Other creative or similar transitioning methods.*
3. *The project avoids placing long building frontages along common property lines.*
4. *The project is an infill development vacant or under-used parcels within existing urban areas that are already largely developed.*
5. *The project integrates into the existing neighborhood by providing sidewalk, trail, bike lane, open space or the linkages.*
6. *The project is in conformance with the County's Residential and Small Lot Residential Development Guidelines and Standards as established in the Land Development Code.*



# Comprehensive Plan



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

This application is consistent with the following goals and policies:

*Policy GM 1.1 – Direct Growth to the Urban Area*

*Policy GM 1.2 - Encourage Infill Development and Redevelopment*

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

*Policy PFS 4.3 - Require Adequate Wastewater Treatment*

*GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met*

*GOAL NL 2 - Ensure Compatibility between New Development and Existing Neighborhoods*



# Land Development Code



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

Section 5-3.3. F of the LDC allows a GDP to be approved if the proposal meets all of the following criteria:

*It generally conforms to the Arapahoe County Comprehensive Plan; and*

*It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B;*

*It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and*



# Land Development Code



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

Section 5-3.3. F of the LDC allows a GDP to be approved if the proposal meets all of the following criteria:

*It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and*

*Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and*



# Land Development Code



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

Additionally, a GDP must meet the following criteria:

*Building heights will not create significant adverse impacts on surrounding properties; and,*

*It demonstrates an efficient use of land that facilitates a more economical arrangement of buildings, vehicular and pedestrian circulation systems, and utilities; and,*

*It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and*

*It provides or expands access to existing open space and preserves and protects natural features; and*

*It includes efficient general layouts for major water, sewer, and storm drainage areas.*



# Referral Comments



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

Staff is recommending one conditions of approval to address Colorado Geological Survey's comment requesting a comprehensive preliminary geotechnical investigation that covers the entire property.

One person called staff requesting a copy of CDOT's comments and the Traffic Impact Study

Two people sent emails to staff which were forwarded to the commissioners and a hard copy has been provided.

- Existing traffic and improvements to S. Platte Canyon Rd

- Safety concerns at W. Canyon Trail Entry

- Discrepancy in project scope

- Parking overflow and enforcement

- Light, noise and property value



# Staff Findings



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

The proposed Residences at Platte Canyon, General Development Plan, generally conforms to the Arapahoe County Comprehensive Plan.

The proposed Residences at Platte Canyon, General Development Plan, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.3 for consideration and approval of a Planned Unit Development application under the Land Development Code.



# Staff Recommendation: Conditional Approval



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

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.



Hello. Hope your day is going well. A notice has appeared about a proposed housing development on Platte Canyon, south of Mineral. In the notice, it is stated that increased traffic should not be a concern since Platte Canyon is a state highway. That statement is ridiculous. It already is getting more difficult each day to get out of Columbine Manor. Adding 35 more houses plus all the housing going in at Santa Fe and Mineral and even the Costco apartments further along on Mineral will keep adding more cars on Platte Canyon. Still there is no double turn lane that was scheduled for the fall of 2024. There are 2 stop lights now but not the turn lanes. Traffic backs up almost to Hinsdale at times.

Please do not support this development. Adding more cars without more roads just decreases the quality of life here.

Respectfully,

Liz Wuest