



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# Arcadia Specific Development Plan SDP21-004

## Planning Commission Public Hearing

### August 2, 2022





**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**Applicant: DHI Communities**

**Project Proposal:**

Mixed residential community consisting of apartments and paired-homes.

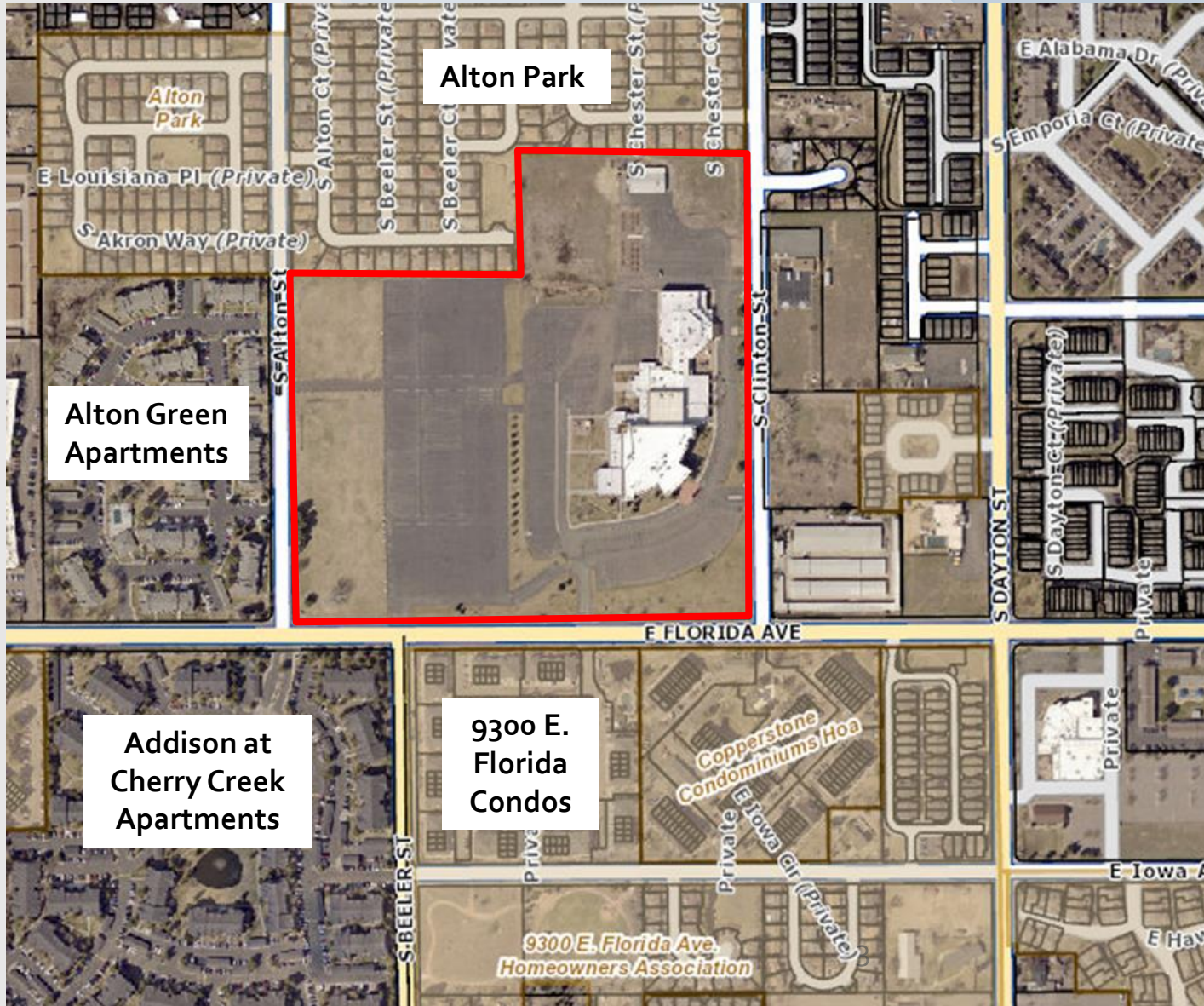
**Project Location: 9495 E. Florida Avenue**



# Existing Neighborhood



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT



# Zoning & Comprehensive Plan



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

- BOCC approved PUD zoning May 24, 2022.
- Four Square Mile Sub-Area Plan – meets the density of 13 – 25 du/ac.





# Specific Development Plan



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT



- 345 for rent apartments – 3 stories, 50' max. height
- 162 for sale paired homes – 2 stories, 35' max. height
- 507 total units
- Club house and mail room
- 5 acre public park
- Telecommunication Facility – max. height of 70'
- Density: 15.7 du/ac, max. 17 du/ac



# Small Lot Residential Development



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

- Supplemental standards applied to lots less than 5,000 SF.
- Standards applied to the pair-homes.
- Standards address residential context, lot coverage, building massing and articulation and landscaping.



# Neighborhood Outreach



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

- Meeting with Four Square Mile Neighborhood – September 2020
- Neighborhood Meeting – June 2021
- Other meetings with HOAs – July and August 2021
- 4SQM Neighborhood Meeting – February 9, 2022
- 4SQM Neighborhood Meeting – March 14, 2022
- Park Meetings – December 2021, February 1, 2022, March 29, 2022



# Referral and Public Comment



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

Referral comments received with no issues.

Majority of public comments received were opposed the development.

- Don't want more apartments but want a park, single-family detached homes, retail/commercial.
- Increase traffic and intensify parking in the area (streets and Alton Park neighborhood).
- Impact schools.
- Removes existing open space and there's no near by parks.
- Increase crime.





# Conclusion



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

- Based on the findings in the staff report, staff is recommending approval.

