

# **Arcadia General Development Plan**

**Arapahoe County, Colorado  
Board of County Commissioners**

**May 24, 2022 | 9:30am**

# Agenda

- 01** | Agenda
- 02** | Team Introductions
- 03** | Existing Planning Documents
- 04** | What We Heard
- 05** | Community Overview
- 06** | Compliance with Approval Criteria
- 07** | Q&A



## **02 | Team Introductions**

# Team Introductions



**Developer**



**Developer**



**Community Engagement**



**Architect**



**Civil Engineer**



**Planner & Landscape Architect**

## **03 | Existing Planning Documents**

# Existing Planning Documents



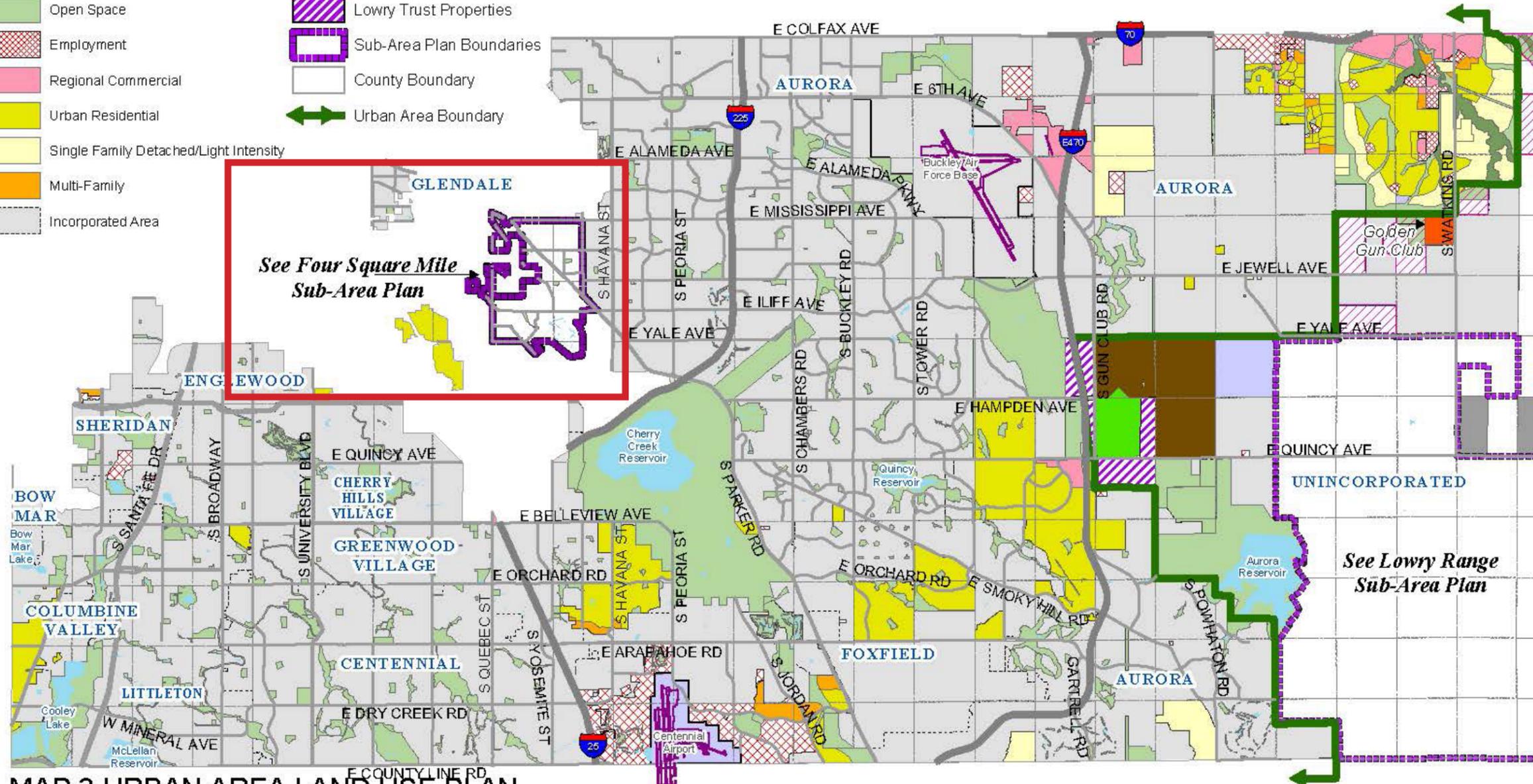
## CONTEXT MAP

05.24.2022

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# Existing Planning Documents

-  Public Facility
-  Heavy Industrial
-  Riparian Area
-  Open Space
-  Employment
-  Regional Commercial
-  Urban Residential
-  Single Family Detached/Light Intensity
-  Multi-Family
-  Incorporated Area
-  Urban Reserve
-  Denver Arapahoe Disposal Site
-  Lowry Superfund Site
-  Lowry Trust Properties
-  Sub-Area Plan Boundaries
-  County Boundary
-  Urban Area Boundary

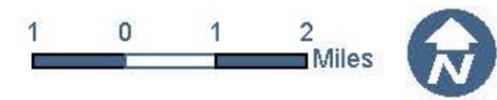


**MAP 3 URBAN AREA LAND USE PLAN**  
 EFFECTIVE DATE 02/12/2018  
 AMENDED 05/16/2018 CASE # LR18-003  
 AMENDED 11/08/2018 CASE # LR18-004

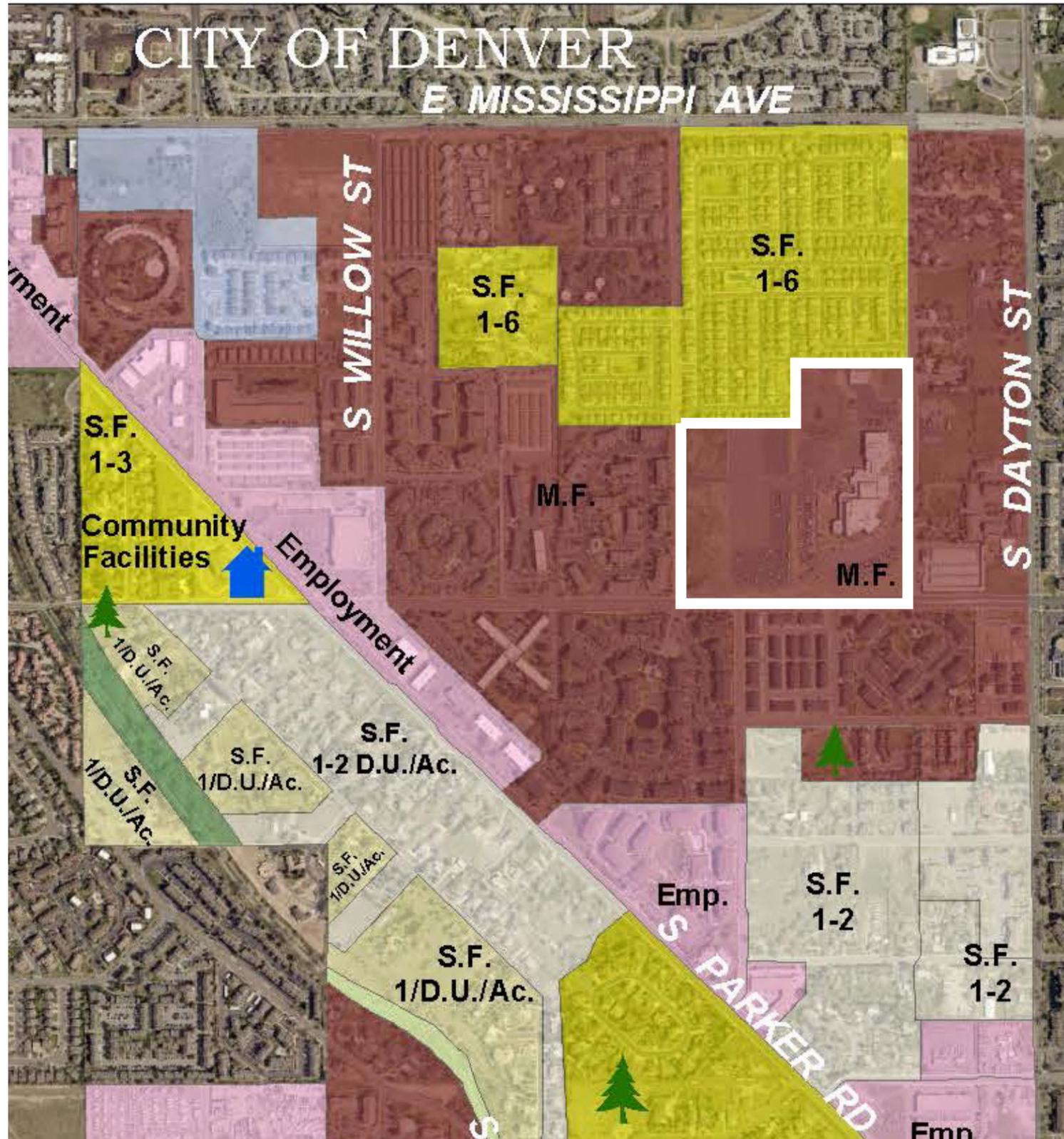


Produced By:  
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General Disclaimer:  
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# Existing Planning Documents



## 2005 Subarea Plan for the Four Square Mile Area

Amended by the Arapahoe County Planning Commission  
November 15, 2016

Administrative Amendment March 7, 2017

### Legend

- Open Space
- Employment
- Multi-Family
- Community
- Mixed Use

### S.F. Detached (Gross Density)

- 1-D.U./Ac.
- 1-2 D.U./Ac.
- 1-3 D.U./Ac.
- 1-6 D.U./Ac.
- 1-12 D.U./Ac.

- Potential Park/Open Space
- Potential Mixed Use Town Center
- Community Center/Library



## Existing Planning Documents

### Multi-family designation primary uses:

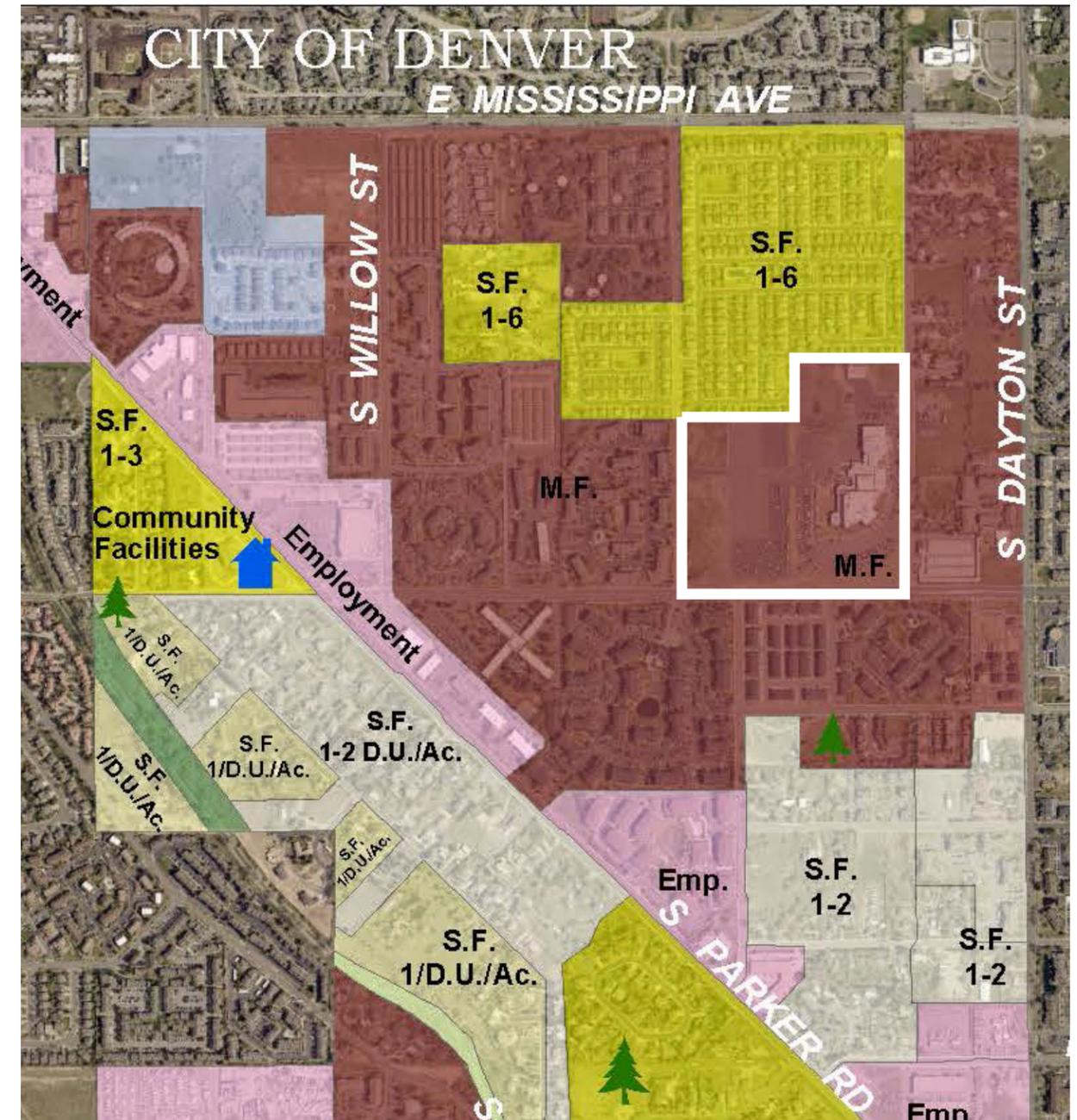
- Apartments
- Cooperatives
- Condominiums
- Open Space and recreation facilities for residents

### Multi-family secondary uses:

- Neighborhood commercial centers
- Parks and recreation facilities
- Schools
- Places of worship

### Development Density:

- 13-25 dwelling units per gross acre
- Limit higher density residential development to arterial and major collector streets





## **04 | What We Heard**

## What We Heard

Broader  
Community  
Impacts

- Arapahoe County Parks & Open Space
- Arapahoe Community Development Planning Staff

Community  
Stakeholders

- Alton Park Community
- Copperstone HOA
- 9300 Condominiums
- Area Businesses
- Hospitals & Schools
- Four Square Mile

Adjacent  
Neighbors

- Adjacent Neighbors
- Adjacent Businesses

## What We Heard

### Outreach Meetings

<b>9.3.2020</b>	Four Square Mile	2 in attendance
<b>6.6.2021</b>	GDP Community Meeting	96 in attendance
<b>6.29.2021</b>	SDP Community Meeting	38 in attendance
<b>7.12.2021</b>	Alton Park HOA & Members	16 in attendance
<b>7.14.2021</b>	Copperstone Condo Association	26 in attendance
<b>8.5.2021</b>	9300 E Florida Ave Residents	11 in attendance
<b>12.8.2021</b>	Arcadia Park Charrette Input Session #1	35-45 in attendance
<b>1.13.2022</b>	Arcadia Park Charrette Input Session #2	18 in attendance

## What We Heard

### Outreach Meetings

<b>Jan-Feb 2022</b>	Individual One-on-One Meetings with Stakeholders	
<b>2.9.2022</b>	Four Square Mile	31 in attendance
<b>3.14.2022</b>	Four Square Mile	55 in attendance
<b>3.15.2022</b>	GDP Planning Commission	
<b>3.29.2022</b>	Arcadia Park Charrette Input Session #3	23 in attendance
<b>March 2022</b>	Individual One-on-One Meetings with Stakeholders	
<b>5.24.2022</b>	GDP Board of County Commissioners	

# What We Heard



**Total Site Area - 32.22 AC**

**Total Density: 15.76 Units/Acre**

**Total Count: 508 Units**

**Minimum Density: 13.00 Units/Acre**

**Minimum Count: 419 Units**

**Maximum Density: 25.00 units/acre**

**Maximum Count: 805 units**

### Site Data Table - Paired Homes - R-2-A Zoning

Total Area:	18.7 acres
Total Density:	9.9 du/ac
Total Units:	186 units
Duplex (25' x 90'):	186 units (100%)
Front Setback:	10'
Side Setback:	0/5' <span style="color: red;">(XX)</span>
Rear Setback:	18'
Corner Setback:	+15'
<b>Required Parking</b>	
Resident Spaces:	372 spaces (2.0/unit)
Guest Spaces:	47 spaces (0.25/unit)
Total Spaces:	419 spaces
<b>Provided Parking</b>	
Garage:	372 spaces
Rear Driveway:	372 spaces
On-Street Guest:	187 spaces
Head-In Guest:	7 spaces
Total Spaces:	938 spaces

### Multi Family - PUD

Site Summary	
Gross Site Area	13.53 AC
Dwelling Units	322 DU
Density	24 DU/AC

Plan Summary	
<b>Total</b>	<b>322 UNITS</b>

Parking Summary		
Parking Provided	Spaces Provided	Spaces/Unit
Garage Spaces	224	
On Site Spaces	354	
<b>Total Parking Spaces</b>	<b>578</b>	<b>1.80</b>

Open Space Summary		
	O.S. Required (Acres)	O.S./Site
Common Open Space Required	4.74	35%
Common Open Space Provided	5.49	41%

## PREVIOUS CONCEPTUAL SITE PLAN

05.24.2022

These graphics are conceptual and subject to change with future design development.

## **05 | Community Overview**

**Community Overview: GDP**



**Site Data**  
5+ acres public park  
35% total open space

# Community Overview: GDP

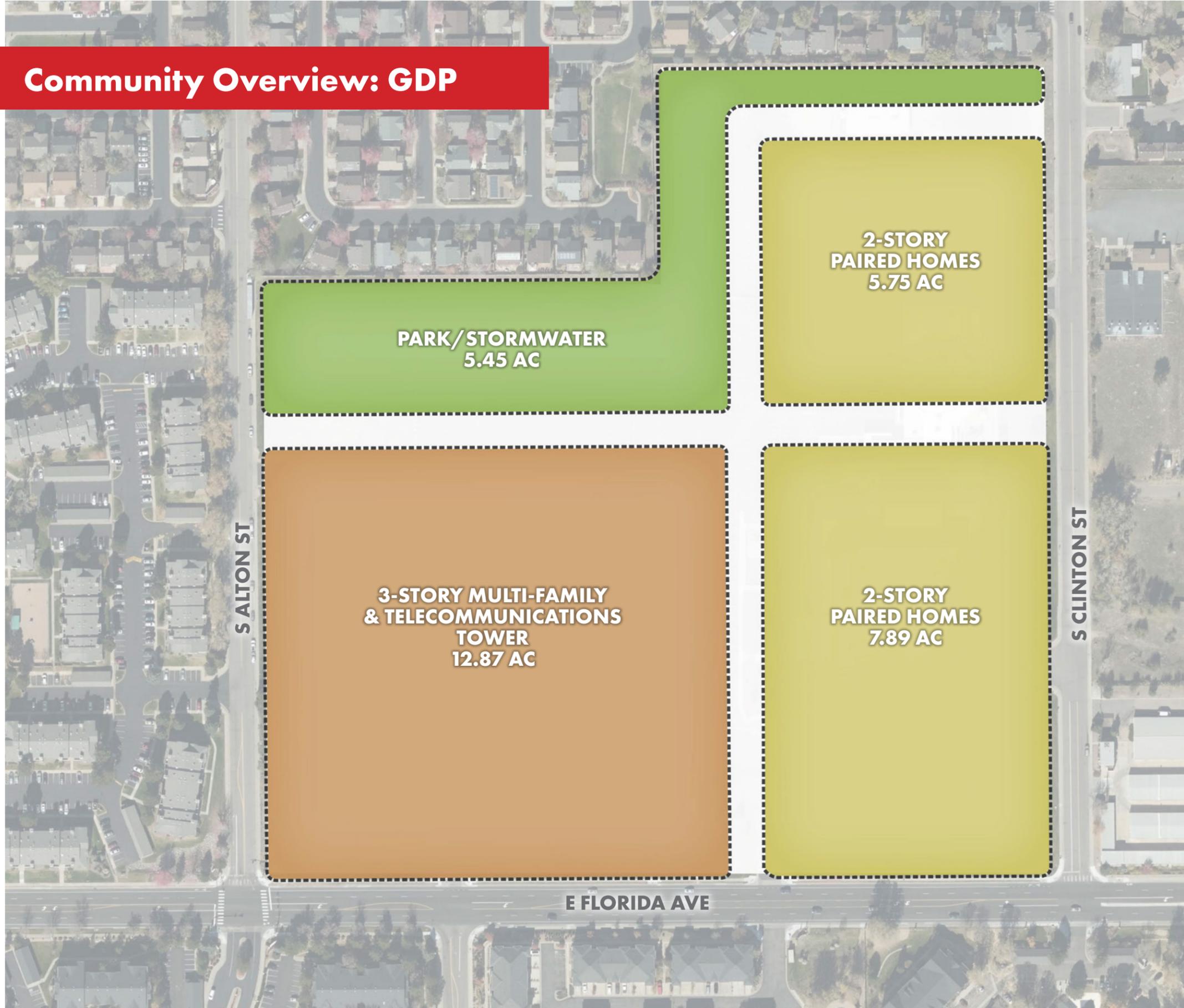


## Site Data

5+ acres public park  
35% total open space

168 paired homes

# Community Overview: GDP



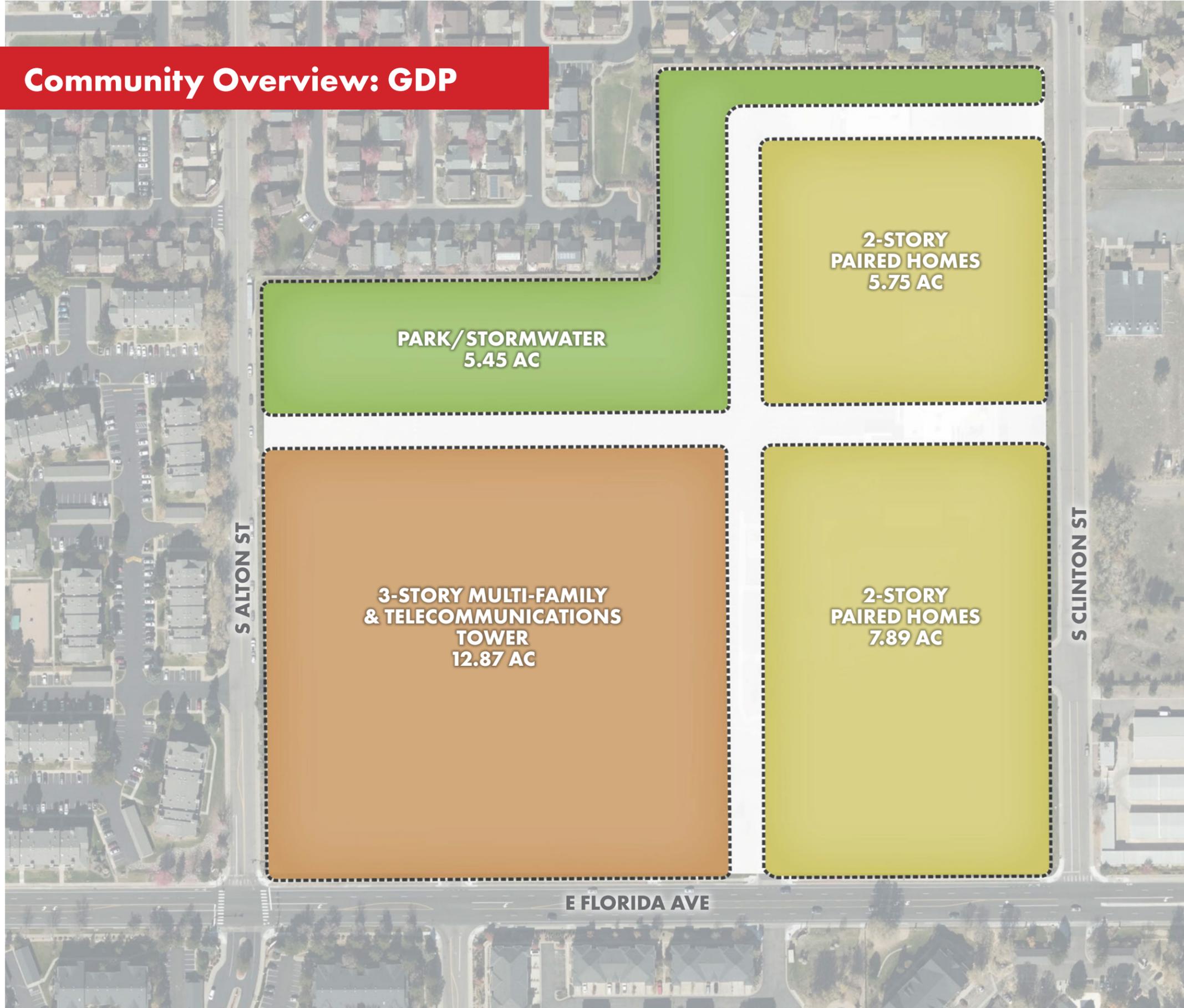
## Site Data

5+ acres public park  
35% total open space

168 paired homes

352 multi-family homes and telecommunication tower relocation

# Community Overview: GDP



## Site Data

5+ acres public park  
35% total open space

352 multi-family homes  
168 paired homes  
520 total homes

Max 17 du/ac

Telecommunication tower

# Community Overview: GDP



## Site Data

5+ acres public park  
35% total open space

345 multi-family homes  
162 paired homes  
**507 total homes**

~16 du/ac

Telecommunication tower

# Community Overview: GDP



**CLUBHOUSE SOUTH ELEVATION**



**TYPICAL 2-STORY PAIRED HOME BUILDING**



**TYPICAL 2-STORY PAIRED HOME BUILDING**



**TYPICAL 3-STORY MULTI-FAMILY**



**TYPICAL 2-STORY PAIRED HOME BUILDING**



**TYPICAL 2-STORY PAIRED HOME BUILDING**

## ARCHITECTURAL CHARACTER

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# Community Overview: GDP



## CONCEPTUAL SITE PLAN - PUBLIC PARK

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# Community Overview: GDP

PARK  
5.45 AC

## Public Park

The new public park will provide the following:

- Looped Walking Trail
- Neighborhood Connection
- Flexible Use
- Buffers
- Native Vegetation
- Playground and Rec. Facilities
- Enhanced Trail Connection
- 27 on-street parking spaces

ST

# Community Overview: GDP



## LEGEND

-  NEIGHBORHOOD CONNECTION
-  PARK ENTRY
-  OPEN SPACE
-  5' WALKS

\*THESE DRAWINGS ARE CONCEPTUAL IN NATURE

## CONCEPTUAL SITE PLAN - CONNECTIVITY

05.24.2022

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## **06 | Compliance with Approval Criteria**

## Section 5-3.3.F

### 1. Approval Criteria for all PUD Applications

The PUD process is intended to allow flexibility for innovative combinations of land uses and site designs while mitigating the impacts of those designs on surrounding areas and preventing the creation of a monotonous urban landscape. A PUD rezoning, GDP or SDP may be approved if the proposal meets all of the following criteria and any applicable criteria in Sections 5-3.3.F.2 and 5-3.3.F.3 below:

✓	a.	It generally conforms to the Arapahoe County Comprehensive Plan; and
✓	b.	It complies with the standards for conventional rezoning pursuant to Section 5-3.2.A; and
✓		5-3.2.B.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
✓		5-3.2.B.2 - Assure compatibility between the proposed development, surrounding land uses, and the natural environment
✓		5-3.2.B.3 - Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.
✓		5-3.2.B.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.

## Approval Criteria

✓	5-3.2.B.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.
✓	5-3.2.B.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.
✓	5-3.2.B.7 - Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.
✓	5-3.2.B.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.
✓	5-3.2.B.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.
✓	5-3.2.B.10 - Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

## Approval Criteria

✓	c.	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
✓	d.	It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and
✓	e.	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
✓	f.	The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.

## Section 5-3.3.F

### 2. Approval Criteria for General Development Plan (GDP)

In addition to meeting the criteria in Section 5-3.3.F.1 above, a GDP must also meet the following criteria:

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

## 07 | Q&A

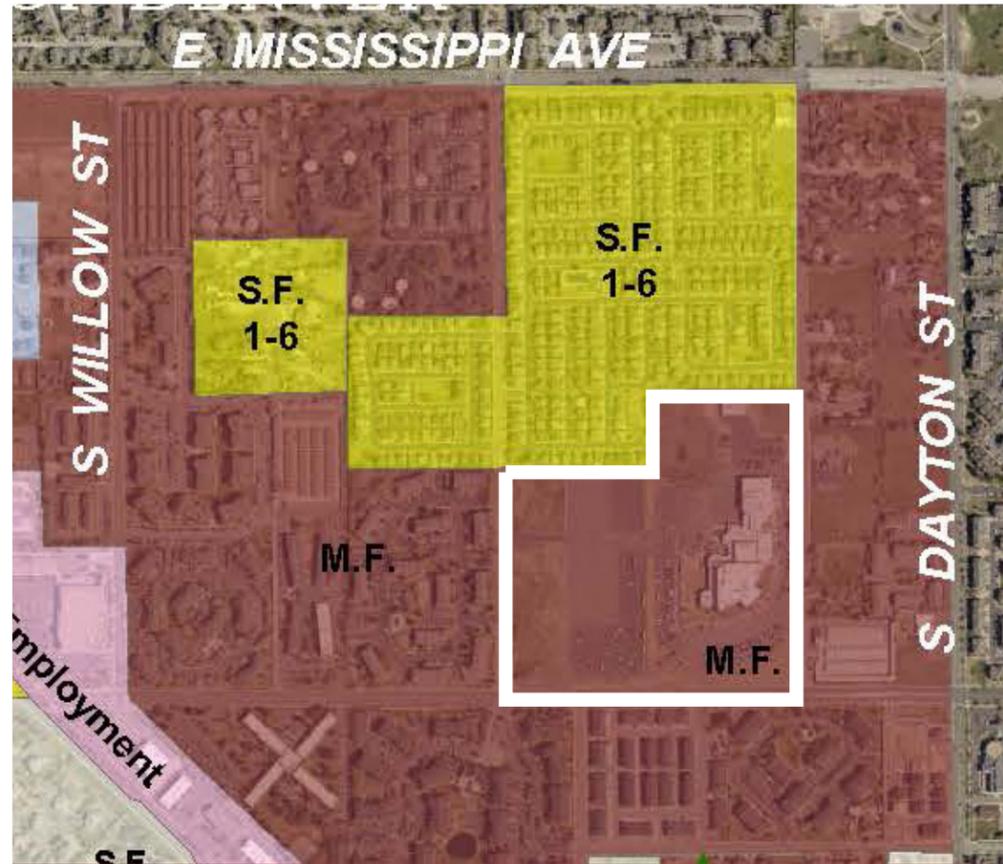
## **THANK YOU!**

Thank you for your time!  
Our team is here to answer any questions!



# **Additional Information**

# Existing Planning Documents



**FOUR SQUARE MILE SUB-AREA PLAN**

**13-25 DU/AC**



**GENERAL DEVELOPMENT PLAN**

**MAX 17 DU/AC**



**CONCEPTUAL LAND USE PLAN / SDP**

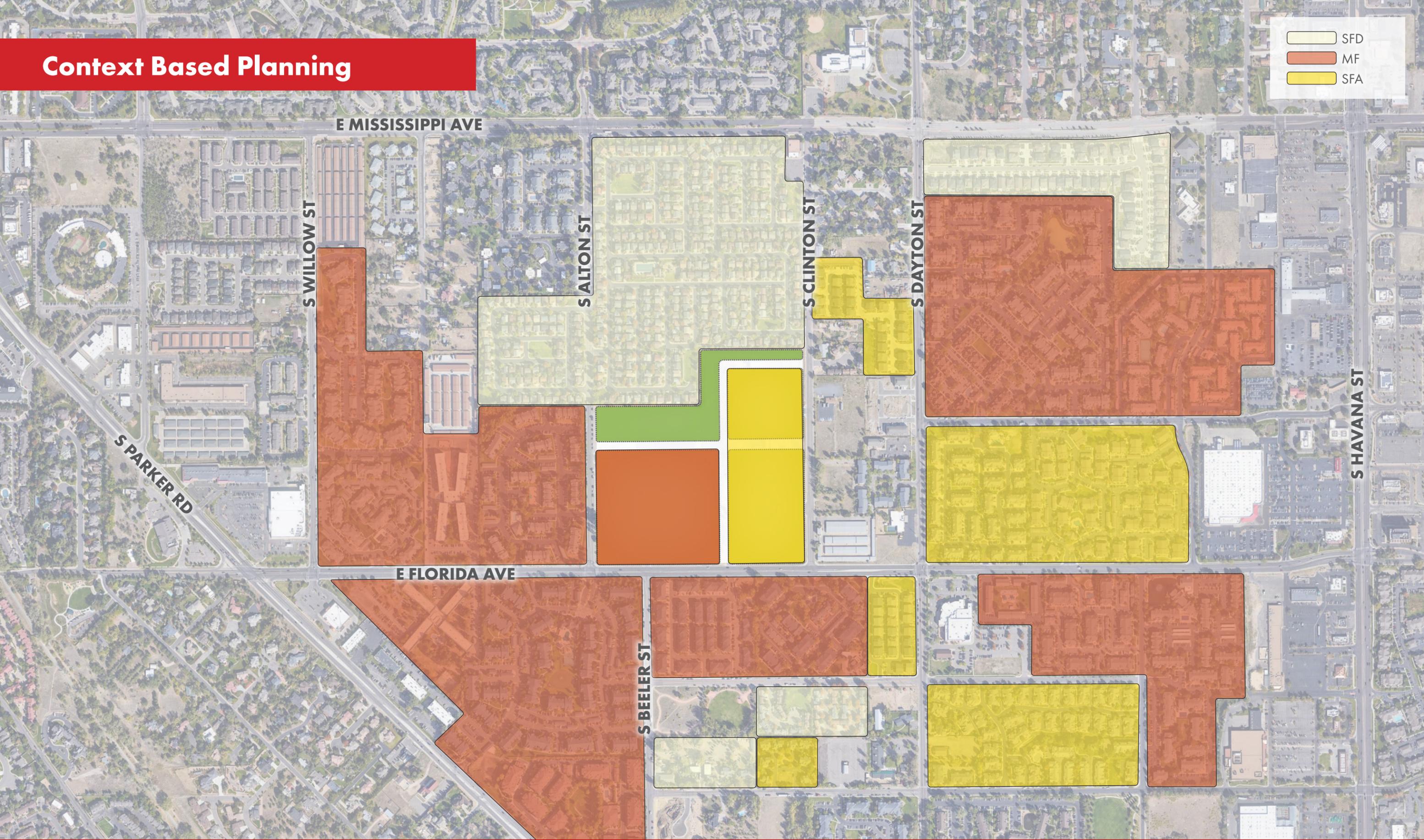
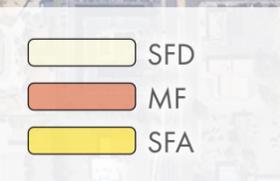
**< 16 DU/AC**

## COMPLIANCE WITH FOUR SQUARE MILE SUB-AREA PLAN

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# Context Based Planning

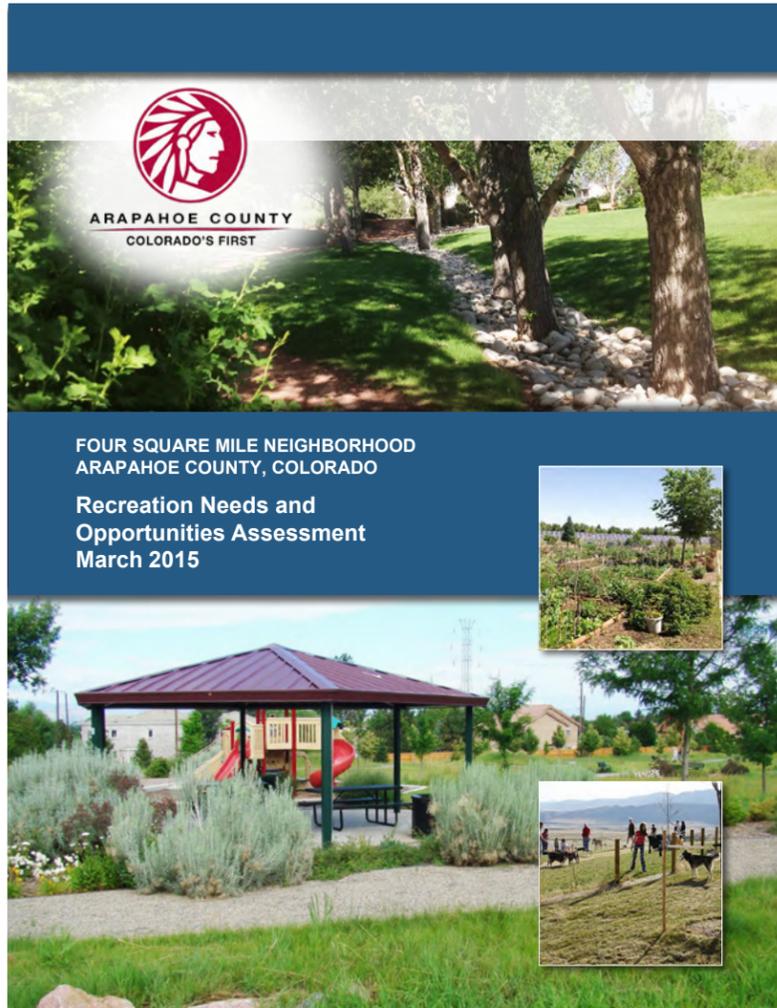


## CONTEXT BASED PLANNING

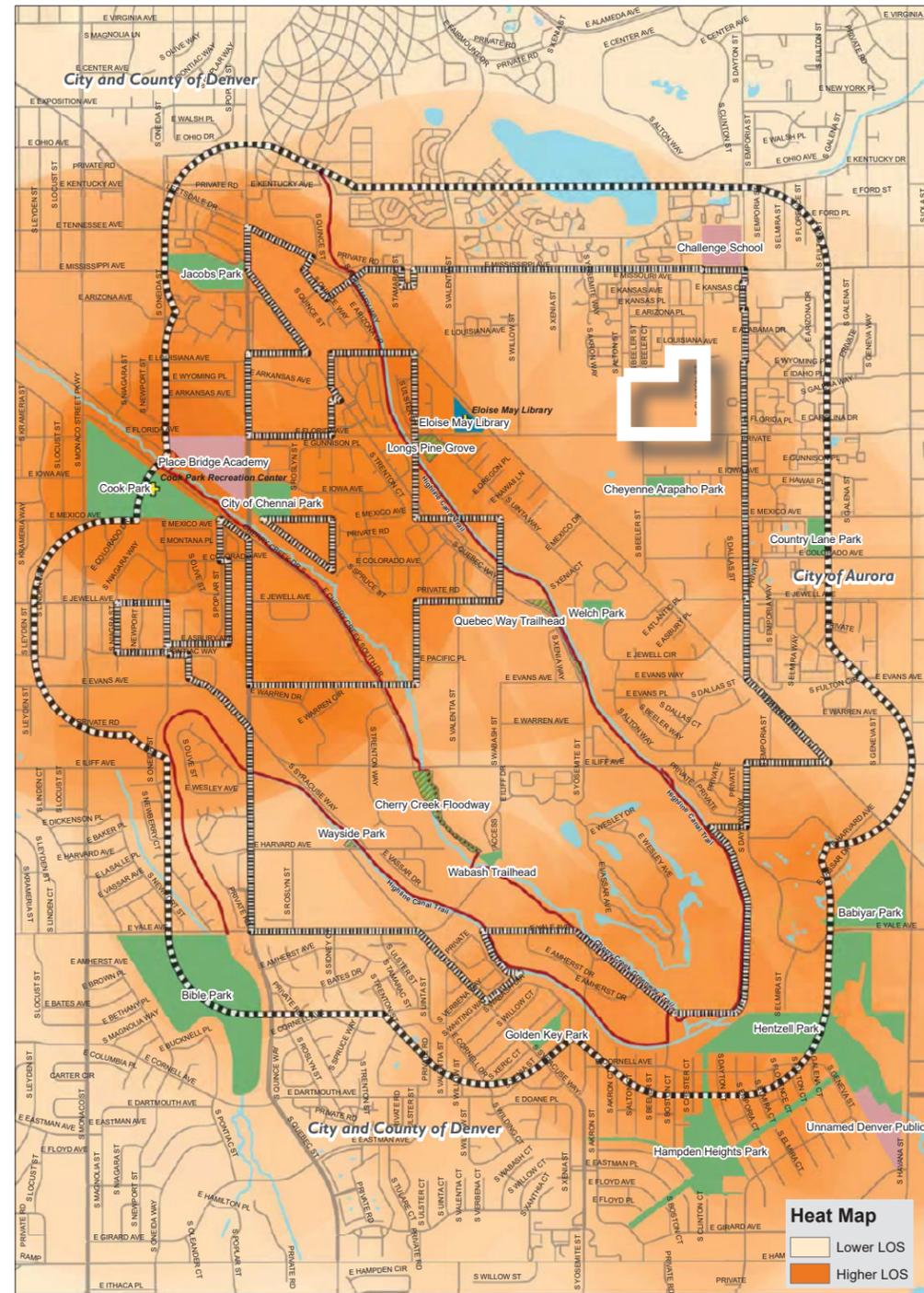
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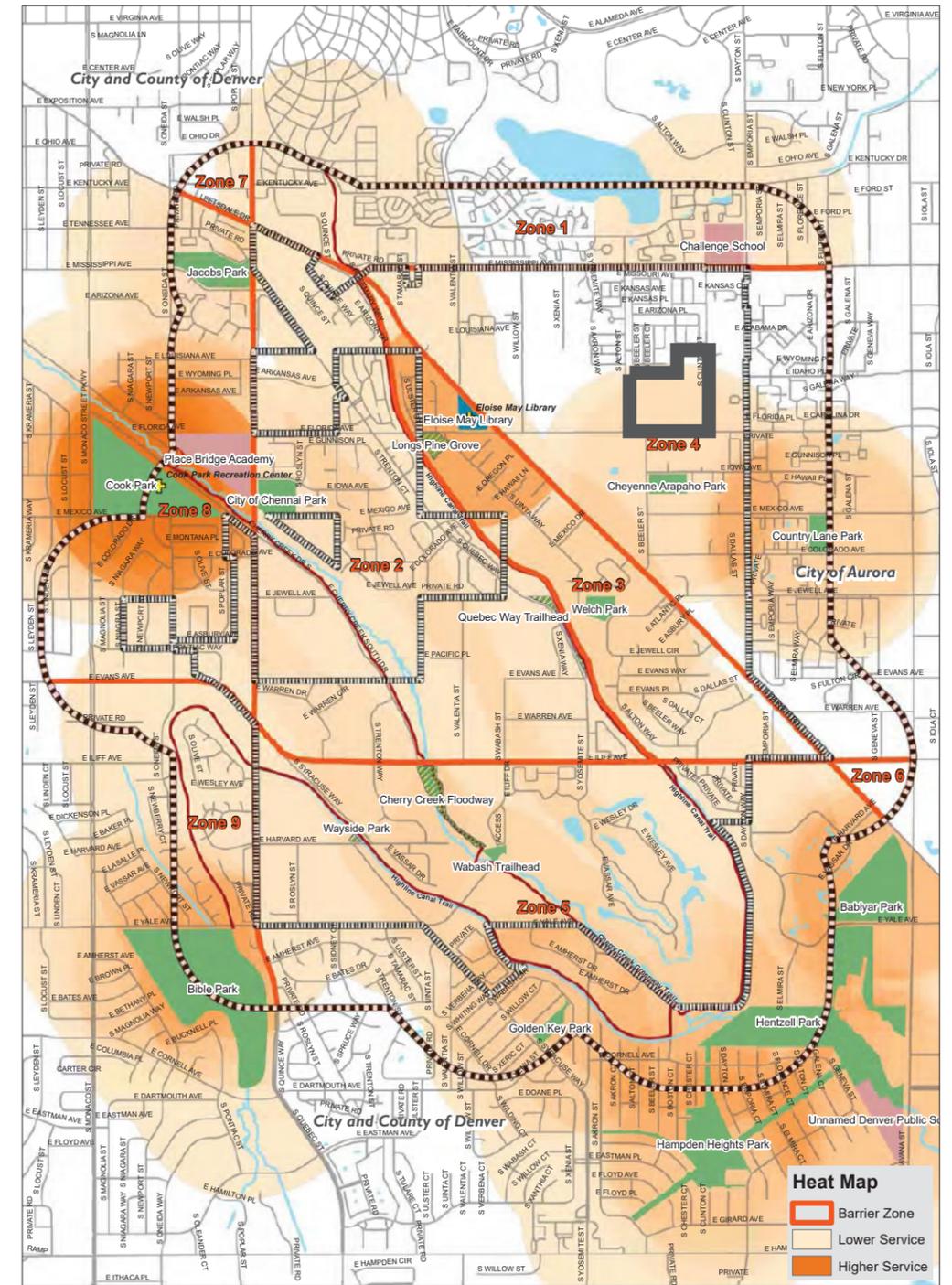
# Existing Planning Documents



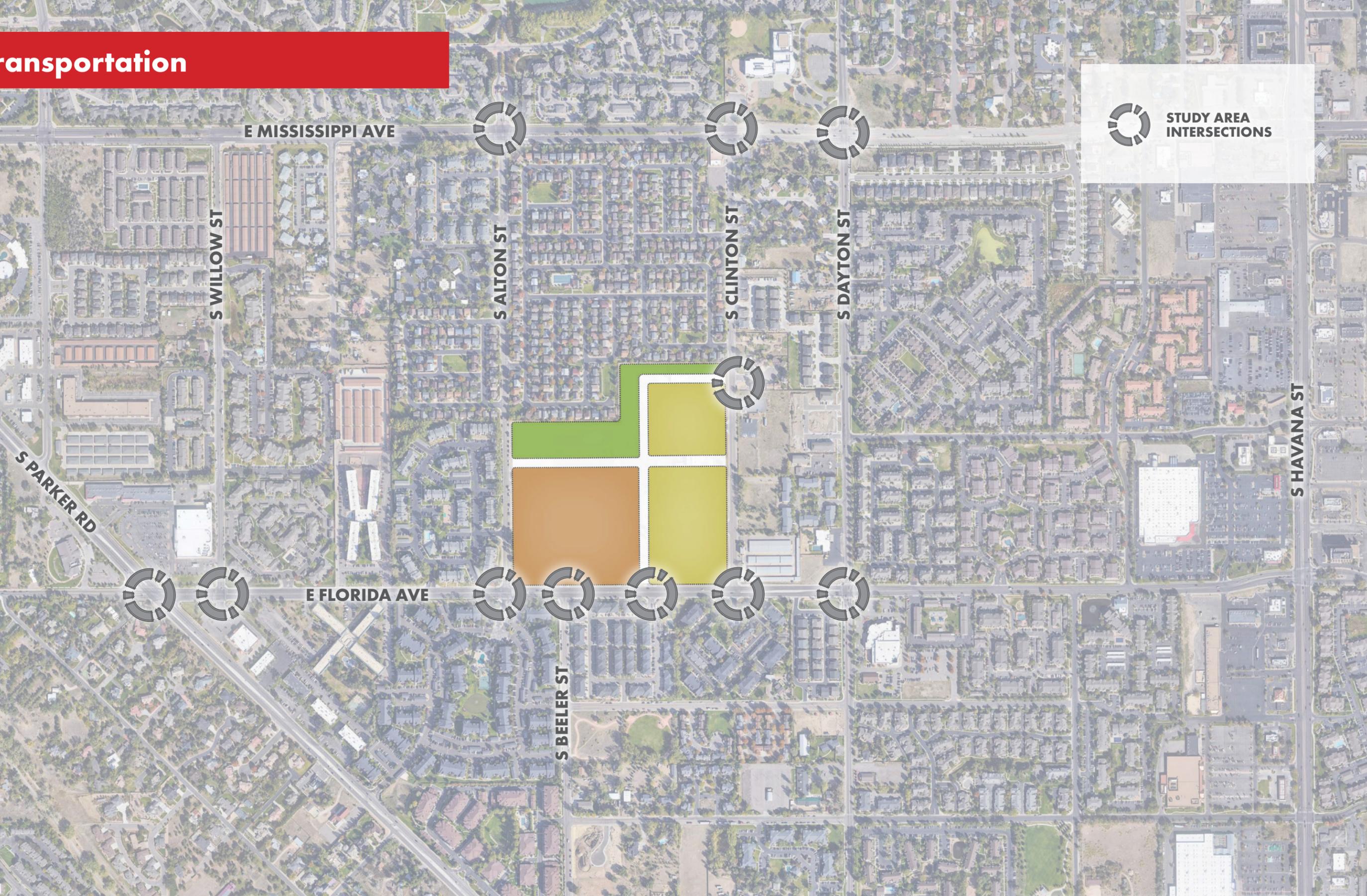
Four Square Mile Sub-Area Recreational Needs Assessment  
**Map B: General Access to Recreation**



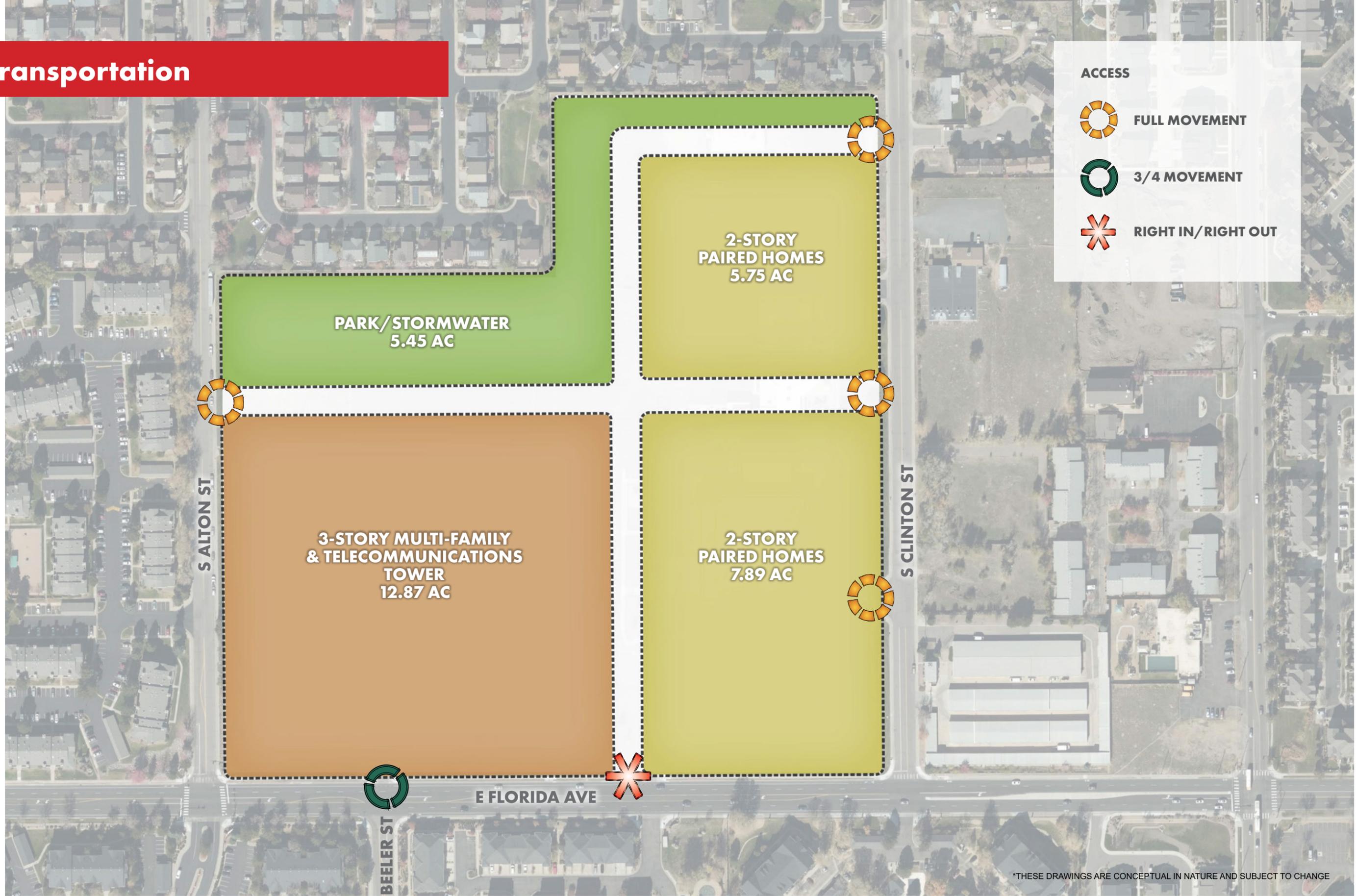
Four Square Mile Sub-Area Recreational Needs Assessment  
**Map C: Walkable Access to Recreation**



# Transportation



# Transportation



## PROPOSED GDP - ACCESS LOCATIONS AND TYPES

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# Transportation



## PROPOSED GDP - ACCESS LOCATIONS AND TYPES

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