

**ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING**  
October 17, 2023  
6:30 P.M.

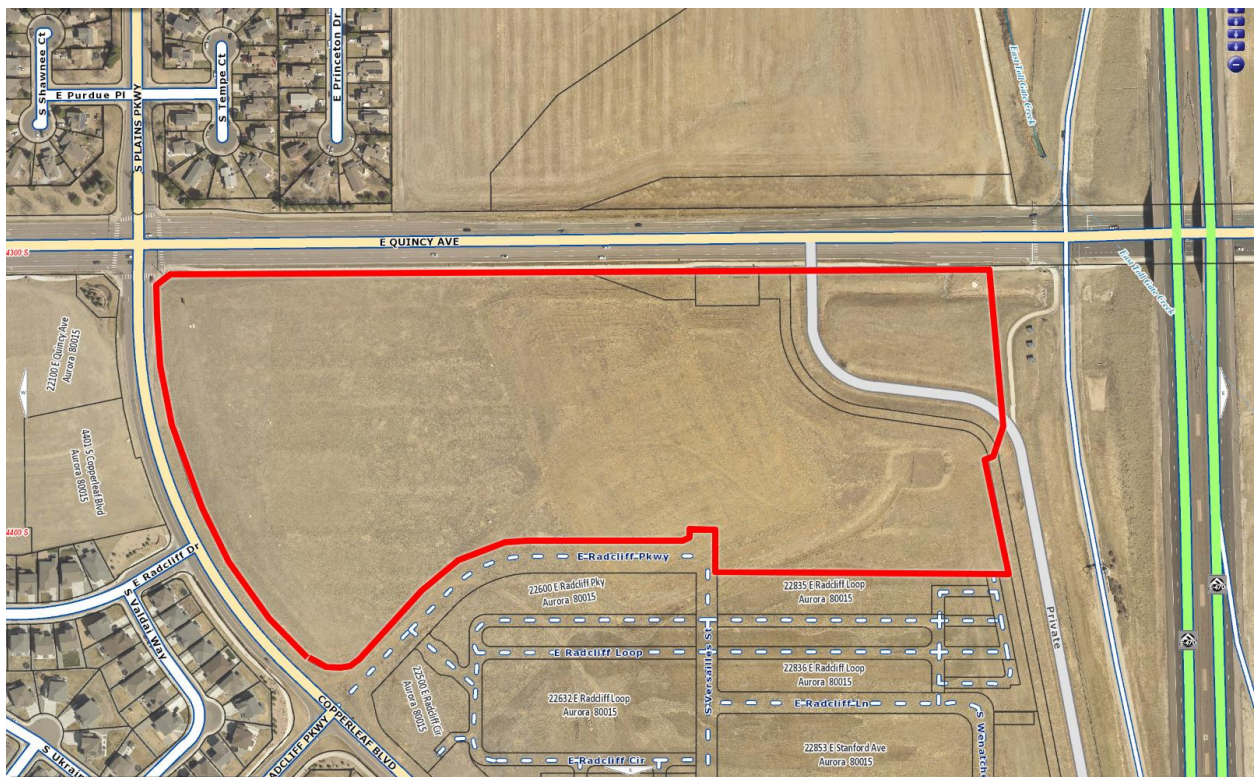
**SUBJECT: CASE NO. GDP23-001 COPPERLEAF COMMERCIAL DEVELOPMENT  
GENERAL DEVELOPMENT PLAN**

**AVA PECHERZEWSKI, DEVELOPMENT REVIEW MANAGER**

**OCT 12, 2023**

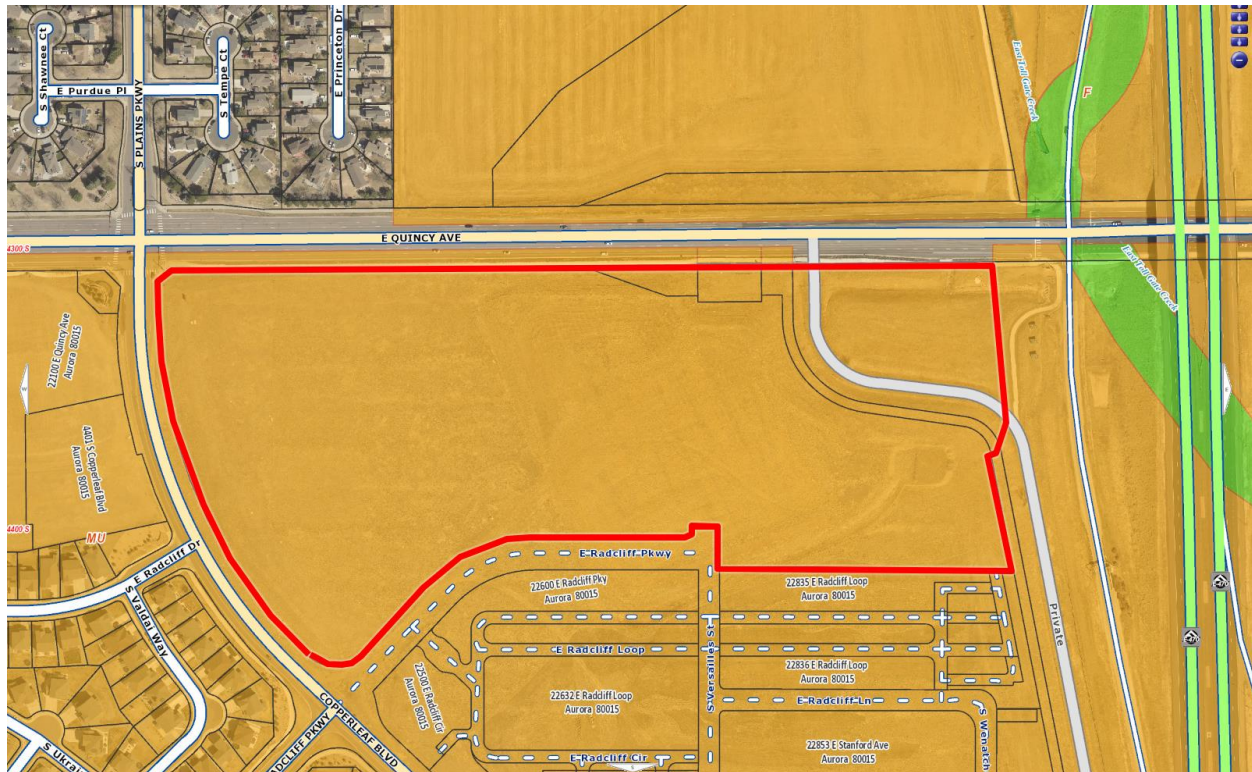
**LOCATION AND VICINITY MAP**

The site consists of 32.2 acres located southwest of the intersection of E. Quincy Ave and the E-470 toll road, as seen in the image below. The site is located in Commissioner District No. 3.



*Subject Property (outlined in red above)*

**ADJACENT SUBDIVISIONS, ZONING, AND LAND USE**



*Subject Property (outlined in red above), surrounding PUD Zoning (shown in orange)*

North / Northwest	-	City of Aurora, zoned R-1, existing single-family detached homes
North / Northeast	-	Zoned MU, open space owned by the Arapahoe County Park and Recreation District
South	-	MU PUD, three-story attached residential, currently under construction, part of the Copperleaf PUD
East	-	The E-470 Tollway corridor. The E-470 pedestrian trail is located on the west side of the corridor adjacent to the subject property.
West	-	Caliber at Copperleaf Senior Living located south of E. Quincy Avenue and west of the site is currently under construction; Copperleaf single-family detached development exists on the west side of Copperleaf Boulevard in Parcel M-3/TC2.

**PURPOSE AND REQUEST**

SEE ATTACHED GENERAL DEVELOPMENT PLAN EXHIBIT

Galloway & Company, Inc, on behalf of owner, Quincy West 30 LLC, proposes a General Development Plan for 32.2 acres consisting of parcels 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027 and located southwest of the intersection of E. Quincy Avenue and the E-470 toll road. This application seeks approval of a rezoning that brings forward commercial, retail, and neighborhood services uses previously approved by the Copperleaf Preliminary Development Plan and subsequent amendments to that plan. However, because the applicant chose to request signage that was not part of the previously-approved Preliminary

Development Plan, an Arapahoe County three-step planned unit development (PUD) process is required to bring this plan forward out of the discontinued Preliminary Development Plan (PDP) and Final Development Plan (FDP) PUD format, and into the current General Development Plan (GDP), Specific Development Plan (SDP), and/ Administrative Site Plan (ASP) PUD format.

As the name implies, the GDP establishes broad zoning parameters like allowed uses, maximum and minimum limits for dimensional controls like building height and setbacks, allowed density, and possible design guidelines or standards. If this GDP is approved, a subsequent SDP must be approved by Planning Commission and a detailed ASP must be reviewed and approved before construction can proceed.

GDP23-001 proposes a long list of commercial, retail, and neighborhood service uses, best viewed in the Land Use Designation Matrix shown on sheet 3 of 4 on the attached Copperleaf Commercial Development plan. The site is broken out into two planning areas; Area 1 on the west half and Area 2 on the east half, with a proposed road going through the center of the site between the two planning areas (an extension of Versailles Street going south from E. Quincy Avenue). A full-access traffic signal is proposed at E. Quincy Avenue and the new Versailles Street intersection and a ¾-access is proposed adjacent to Copperleaf Boulevard.

Building heights in Planning Area 1 on the west side are limited to 60-feet and building heights in Area 2 on the east side are limited to 45 feet for buildings abutting E. Quincy Avenue, 65 feet for buildings abutting the apartments on the south side, and up to 100 feet interior to the site. Area 1 will be allowed a 1:1 floor-area-ratio (FAR) while Area 2 will be permitted a 2:1 FAR. At least 20% of the site will be landscaped with open space. Ample building setbacks are also proposed along all property lines. A stormwater detention pond is proposed on the northeast corner of the site adjacent to the E-470 right-of-way.

The proposed GDP lists a variety of commercial land uses that would either be permitted by-right or would require approval of a Use by Special Review that would require a public hearing before the Board of County Commissioners. Among the land uses, day care centers and hospitals are listed as permitted land uses. Staff sent the proposed GDP to the Arapahoe County Health Department and because of the site's proximity to the Lowry Landfill Superfund Site, the health department is recommending that land uses that could impact vulnerable populations, such as young children and the elderly, should not be permitted at this location. Health department comments are provided in the attached list of referral agency comments. As such, staff is recommending a condition of approval on the GDP that the daycare center and hospital land uses be eliminated from the table of allowed uses.

### **NEIGHBORHOOD OUTREACH AND PUBLIC COMMENT**

The applicant mailed notice of a neighborhood outreach meeting to landowners, HOA's, and neighborhood groups owning property located within 500' of the proposed development. The applicant presented their proposal to attendees at an in-person meeting held on November 14, 2022 at the Smoky Hill Library.

The applicant reports that one person attended, asked questions about the proposal, and expressed no concerns.

## **BACKGROUND**

The property is currently zoned MU-PUD, Use Area M, Parcel M-4/Towne Centre 1. This zoning was approved with the original Copperleaf Preliminary Development Plan. The Parcel M-4/Towne Centre 1 zoning allows a wide variety of retail, commercial, and neighborhood services, most of which were brought forward in the table of uses submitted for consideration in the GDP23-001 application.

## **ANALYSIS OF THE GENERAL DEVELOPMENT PLAN APPLICATION**

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent Land Development Code regulations; and 3) analysis of referral comments.

### 1. The Comprehensive Plan

The Comprehensive Plan designates this area Regional Commercial.

Regional Commercial uses include commercial activities with regional-level significance, providing general merchandise and comparison-shopping goods, rather than emphasizing convenience and/or neighborhood shopping. Primary uses include malls, “big-box” centers and auto dealerships.

The GDP3-001 Copperleaf Commercial Development application proposes a wide range of commercial, retail, and neighborhood service uses and appears to comply with the intent of the Comprehensive Plan.

This proposal also complies with the following policies and goals of the Comprehensive Plan.

Policy GM 3.1 Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

*The subject property is located within areas of low risk from natural and man-made hazards. The Colorado Geological Survey indicated that they don't have any objections to the development as proposed.*

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

*The subject site is within the East Cherry Creek Valley (ECCV) Water and Sanitation District service area. ECCV has stated that they can serve the site and has provided a “will serve” letter for this development.*

Policy PFS 4.3 Require Adequate Wastewater Treatment

*The subject site is within the ECCV Water and Sanitation District service area. ECCV has stated that they can serve the site and has provided a “will serve” letter for this development.*

Policy PFS 2.1 Require Adequate Water Availability for Proposed Development



*The property will be served by the ECCV Valley Water and Sanitation District.*

GOAL PFS 6 Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet

*The property will be served by Xcel Energy, multiple cellular service providers and Lumen (formerly CenturyLink).*

GOAL PFS 7 Ensure Existing and New Developments have Adequate Police and Fire Protection

*The Sheriff had no comments on this application. South Metro Fire District serves this location but cannot provide comment until a plan showing the internal design of the site is available and will conduct a thorough review at that time.*

## 2. Land Development Code Review

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

- a. It generally conforms to the Arapahoe County Comprehensive Plan; and

*The proposed GDP is consistent with Comprehensive Plan goals and policies, specifically, those listed in the Regional Commercial use area.*

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

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.

*The site will be served by ECCV Water and Sanitation District, Xcel Energy, Lumen and RTD. Cherry Creek Valley Water and Sanitation District provided a “will serve” for the development.*

*Xcel Energy serves the surrounding area, and has “no objection” to this proposal.*

*RTD provides bus service in this area with transit stops on E. Quincy Avenue that can serve this location.*

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

*The GDP23-001 Copperleaf Commercial Development GDP seeks a rezoning of the northern 32.2 acres of a use area previously known as the M-4 Towne Centre Use Area. The M-4 Town Center Use Area was part of the larger Copperleaf Community Preliminary Development Plan (PDP), and the uses approved for the M-4 Use Area were deemed compatible with the surrounding uses depicted on the PDP. This GDP application brings forward the same uses approved by the larger Copperleaf PDP, and generally speaking,*

*these uses continue to be compatible with the surrounding neighborhoods. The Arapahoe County Health Department has expressed a concern about allowing land uses which serve vulnerable populations such as young children and the elderly in close proximity to the Lowry Landfill Superfund Site and has recommended that daycare centers and hospitals not be permitted land uses. Staff has recommended a condition of approval that these land uses be removed from the GDP's allowable land uses matrix. Maximum building heights and minimum setbacks are proposed in this GDP to ensure a transition between this commercial development and the surrounding residential uses.*

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.

*Established police, fire, school, and library services are available at or near to this location. The property is currently served by Arapahoe County Sheriff and South Metro Fire Rescue. No objections to this proposal were raised by these agencies during the referral process. Staff will ensure these agencies have ample opportunity to comment if subsequent SDP and ASP plans are submitted.*

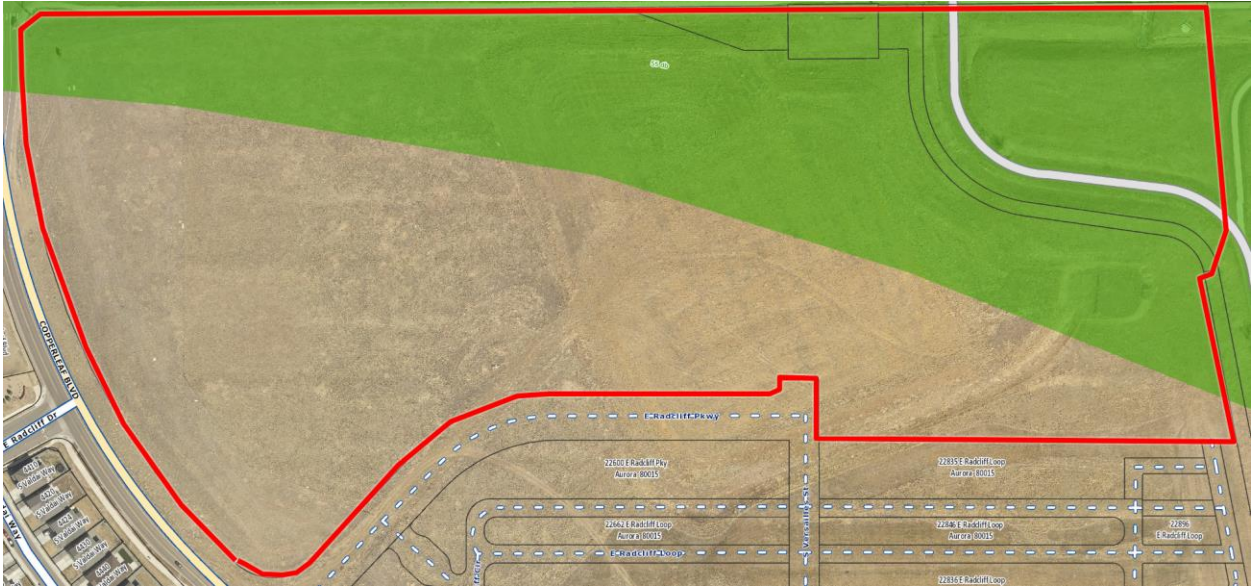
5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

*This proposal for a commercial center located in close proximity to a variety of residential housing types, various Copperleaf neighborhood parks, a network of pedestrian sidewalks lining local roads, the nearby E-470 regional trail, and other smaller retail and commercial properties will enhance convenience for present and future residents living in this area.*

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

*Public health and safety are adequately protected from traffic noise, water pollution and flooding. County staff agrees with the applicant's traffic study, which concluded that the nearby road networks could accommodate the additional traffic generated by the proposed development. The site is not located within a floodplain.*

*The northeast half of this site is located in the 55 dB sound contour generated by aviation activities occurring at the Buckley Air and Space Force Base, seen below in green.*



*Arapahoe County has no prohibitions on commercial activities occurring in the 55 dB noise contour, and Buckley voiced no concerns when this application was referred to their staff.*

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.

*The GDP illustrates a conceptual location of the internal streets and points of access. Sidewalks and parking will be reviewed at the time of the Specific Development Plan and Administrative Site Plan(s). A new full-movement traffic intersection is proposed at the corner of E. Quincy Avenue and the new Versailles Street extension. A 3/4-movement intersection is also proposed adjacent to Copperleaf Boulevard.*

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

*The site is relatively flat. There are no significant existing physiographic features or relevant topographical elements on the subject property.*

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.

*The GDP proposed mix of uses, required open space, and access to the surrounding neighborhood are expected to foster a comfortable and aesthetically enjoyable environment, the details of which will be unknown until subsequent SDP and ASP applications are submitted. However, the GDP does ensure that at least 20% of the site will include landscaping. The site's location immediately west of the adjacent E-470 toll*

*road suggests that development of this site will not be unusually impactful to mountain views from adjacent properties.*

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.

*The GDP states that 20% open space will be provided in accordance with requirements found in the Arapahoe County Land Development Code. The details of and distribution of this open space will not be known until subsequent SPD and ASP applications are submitted.*

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

*The proposed General Development Plan complies with the Land Development Code and the Arapahoe County Comprehensive Plan.*

- 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

*This GDP proposes a continuation of the larger Copperleaf master planning effort established by the underlying Copperleaf PDP, and provides the missing commercial center envisioned by that effort. The strict application of the County's adopted conventional zone districts would not result in a development that is as compatible with the surrounding neighborhoods as the one proposed in this GDP.*

- 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

*The proposal is consistent with the purpose of a PUD and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3 of the LDC.*

- 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

*This GDP proposes a continuation of the larger Copperleaf master planning effort established by the underlying Copperleaf PDP.*

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

*The proposal meets the applicable standards of the LDC.*

In addition to the above criteria the, 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,

*This GDP proposes a continuation of the larger Copperleaf master planning effort established by the underlying Copperleaf PDP and brings forward many of the same standards and protections established by the Copperleaf PDP to protect the quality of life in the larger Copperleaf community.*

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

*The proposal demonstrates the efficient use of land while establishing provisions for appropriate land uses, density, and vehicular and pedestrian connectivity.*

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

*The GDP shows conceptual connections to E. Quincy Avenue, Copperleaf Boulevard, and the residential neighborhoods currently being constructed south of this location. Details of internal pedestrian paths that will connect to surrounding neighborhoods will be provided and reviewed if subsequent SDP and ASP plans are submitted.*

- d. It provides or expands access to existing open space and preserves and protects natural features; and

*The GDP states that a minimum of 20% of the development is required to be open space in accordance with requirements found in the Arapahoe County Land Development Code and the underlying Copperleaf PDP. This should provide areas for aesthetic enhancements and possibly recreation opportunities for residents from the surrounding neighborhoods.*

*There are no vestiges of the natural short-grass prairie ecosystem that existed in this region prior to the permanent settlement of this area to be preserved.*

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

*The ECCV Water and Sanitation District serves this location with water and sewer services and has provided a will-serve letter stating that can continue to do so in the future. The efficiency of said system's design will be considered in subsequent Specific Development Plan and Administrative Site Plan applications.*

*Stormwater management facilities must comply with criteria specified by the Arapahoe County stormwater management regulations. Details of such facilities will be reviewed in subsequent Specific Development Plan and Administrative Site Plan applications.*

### 3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

### **STAFF FINDINGS**

Staff has reviewed the plans, supporting documentation, and referral comments in response to this application. Based upon a review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. Staff finds that the proposed GDP23-001 Copperleaf Commercial Development - General Development Plan, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed GDP23-001 Copperleaf Commercial Development - General Development Plan, meets the Arapahoe County Zoning Regulations and procedures, including Section 5-3.3, Planned Unit Development.

### **STAFF RECOMMENDATION**

Considering the findings and other information provided herein, Staff recommends approval of Case No. GDP23-001 Copperleaf Commercial Development - General Development Plan, subject to the following condition of approval:

1. The applicant shall remove the daycare centers/nursery school and hospitals/other public health facilities from the GDP table of allowed uses.
2. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

### **ALTERNATIVES**

The Planning Commission has alternatives that include the following:

1. Recommend approval of the General Development Plan.
2. Continue to a date certain for more information.
3. Recommend denial of the General Development Plan.

### **CONCURRENCE**

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case.

## **PLANNING COMMISSION DRAFT MOTIONS**

### **GDP23-001 Copperleaf Commercial Development - General Development Plan**

#### Recommend Conditional Approval

In the case of GDP23-001 Copperleaf Commercial Development - General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following condition:

1. The applicant shall remove the daycare centers/nursery school and hospitals/other public health facilities from the GDP table of allowed uses.
2. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

***Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:***

#### Denial

In the case of GDP23-001 Copperleaf Commercial Development - General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

#### Continue to Date Certain:

In the case of GDP23-001 Copperleaf Commercial Development - General Development Plan, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.



**Arapahoe County Public Works & Development  
Engineering Services Division Staff Report  
4<sup>th</sup> Submittal**

Date: October 6<sup>th</sup>, 2023

To: Ava Pecherzewski, Development Review Planning Manager, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

Cc: *Chuck Haskins, Engineering Services Division, Division Manager  
Case File*

Re: Copperleaf Commercial  
General Development Plan  
GDP23-001

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**Scope/Location:**

The developer, Quincy West 30 LLC, is proposing a new commercial General Development Plan project located within unincorporated Arapahoe County. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027). The project includes ~32 Acres and is currently Zoned PD-Mixed Use governed by the existing Copperleaf PDP.

The proposed project includes identification of two planning areas (PA-1 and PA-2) that are separated by a proposed public land dedication for a new extension of Versailles Street for the purpose of providing a full movement, signalized intersection at Quincy Avenue. Within each of the two planning areas, the GDP will provide required development standards, Permitted/Prohibited uses, and general development criteria that a future Specific Development Plan (SDP) and individual, use-by-use, Administrative Site Plans (ASP) will need to comply with.

**Items included in the application:**

Plan Exhibit – GDP  
Phase I Drainage Report  
Traffic Impact Study

**Findings:**

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This application is for the General Development Plan. It is the second part of the three-part Planning process. The GDP relies on preliminary design components, all civil construction plans and final design will accompany the final part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected on the GDP and drainage reports may change along slightly with the final design and analysis or amendments to the GDP may be required. At the time of ASP, full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, an updated traffic study, and grading plans. A pre-submittal meeting will be required before applicant submits the ASP application to the County.
2. This development lies within the boundaries of the following jurisdiction:
  - Mile High Flood District (MHFD)
  - East Cherry Creek Valley Water and Sanitation District (ECCV)
  - Copperleaf Metro District #9
  - South Metro Fire Rescue District (SMFR)
3. This parcel is in the East Toll Gate Creek drainage basin.
4. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
5. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. Through the Copperleaf Development Agreement, recorded in 2004, this portion of Copperleaf Planning Area M is still covered until the DA's expiration in 2024, and therefore SEMSWA has opted out of review. The GESC plans and permit for this area will be reviewed and issued by the County unless the Development Agreement has expired at the time of the ASP.
6. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, at time of the Administrative Site Plan.
7. No offsite or street parking is proposed with the development.
8. All public streets shall be complete with curb, gutter, sidewalk, and pavement that shall be constructed in accordance with the Arapahoe County IDCS.
9. This development will be required to construct the proposed traffic signal at Versailles Street and Quincy Avenue.
10. Engineering review and approval fees are paid in full.



**Recommendations:**

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.

**Staff Comments:**

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. Currently, the proposed three-quarter movement access off of Copperleaf Blvd. at Radcliff Drive has not been approved and is still under review, as this will differ from the approved Copperleaf access plan (2006).

**Planning Exhibit - GDP**

3. Please refer to redline comments.

**Phase I Drainage Report**

4. The drainage report states that there are no proposed changes to be made to the on-site water quality pond, which was constructed with Copperleaf Filings 27, 28, and 29, however, it has been discussed with the County that modifications need to take place to allow for the commercial development. Please include this discussion in the drainage report, including discussion of the extent of the pond changes.

**Traffic Impact Study**

5. The Copperleaf Blvd. access having been constructed is not sufficient justification of changing the access from right-in/right-out only as shown on the Copperleaf Access Plan, to three-quarters.
  - a) The County has requested additional justification & discussion of the safety aspects of changing this access is currently under review by the Traffic Operations department.

<u>BUCKLEY AFB/ SPACE FORCE</u>	Comments and instruction provided, largely applicable during subsequent SDP and ASP processes
<u>BUCKLEY AFB/AFCEC/CZOM</u>	No comment provided
<u>BUCKLEY AIR BASE/ SPACE FORCE</u>	No comment provided
<u>ARAPAHOE COUNTY ASSESSOR-COMMERCIAL</u>	No comment provided
<u>ARAPAHOE COUNTY ASSESSOR'S OFFICE</u>	No comment provided
<u>ARAPAHOE COUNTY PUBLIC HEALTH DEPT.</u>	Due to the site's proximity to the Lowry Landfill Superfund site, land uses serving vulnerable populations should not be permitted on this site in order to avoid health conflicts. Recommend no allowance for daycares, hospitals and nursing homes.
<u>ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION</u>	No comment provided
<u>ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION</u>	No comment provided
<u>ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL</u>	No comment provided
<u>ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS</u>	No comment provided
<u>SOUTH METRO FIRE-REFERRALS</u>	Comments and instruction provided, largely applicable during subsequent SDP and ASP processes
<u>MILE HIGH FLOOD DISTRICT</u>	No comments
<u>US ARMY CORPS OF ENGINEERS</u>	No specific comment provided. General instructions for accessing ACoE information provided
<u>CDPHE/ DEPARTMENT OF HEALTH &amp; ENVIRONMENT - STATE OF COLORADO</u>	No comment provided
<u>COPPERLEAF METROPOLITAN DISTRICTS 1-9</u>	No comment provided
<u>AURORA PLANNING - REFERRALS</u>	No comment provided
<u>ARAPAHOE COUNTY POST OFFICE-CO/WY</u>	No comment provided
<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>	No comments
<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	CGS has no objection to the GDP
<u>WEST ARAPAHOE CONSERVATION DISTRICT</u>	No comment provided
<u>CDOT REGION 1 -ROADSIDE ADVERTISING</u>	No comment provided
<u>COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) - REGION ONE</u>	No comments
<u>E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING &amp; ROADWAY MAINTENANCE</u>	No comment provided
<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>	Case number assigned - no further response
<u>IREA</u>	No comment provided
<u>XCEL ENERGY</u>	easements requested at the time of plating
<u>XCEL ENERGY - PSCO ROW</u>	No comment provided
<u>ECCV WATER &amp; SANITATION DISTRICT-REFERRALS</u>	No comment provided
<u>SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY</u>	Not in SEMSWA jurisdiction
<u>COLORADO PARKS &amp; WILDLIFE/ 1ST POINT OF CONTACT</u>	No comment provided
<u>HOA / COA north of Quincey</u>	No comment provided

Hi Jason,

Lynn took reviewed the maps and the proximity of the site to Lowry; it appears the far eastern portion of M and R hit the ¼ mile boundary and as such, is recommending the following comments:

**Lowry:**

*The Lowry Landfill Superfund Site (the Site) is located northeast of the intersection of East Quincy Avenue and Gun Club Road. In 1984, the United States Environmental Protection Agency (“EPA”) placed the Site on its National Priorities (i.e., Superfund) List due to concerns with soil, soil gas, surface and groundwater contamination resulting from the disposal of industrial wastes in unlined pits within the landfill during a period between 1965 and 1980. Under oversight of the EPA and the Colorado Department of Health and Environment (“CDPHE”), and pursuant to the Record of Decision (“ROD”) approved by EPA and CDPHE in 1994, various remedial measures have been implemented, including measures to monitor, contain and treat soil gas, groundwater and surface water within the Site. Since wastes will remain at the Site, EPA will review the remedy every five years to ensure that it is protective of human health and the environment.*

*Purchasers of property within a ¼ mile radius of the Site are advised and hereby acknowledge that such property is restricted from residential uses and non-residential uses such as schools, child care facilities, hospitals and convalescent care facilities or similar uses which include occupancy by the young, elderly, infirm or incapacitated. Seller makes no representation or warranty, and Purchasers of such property are advised to conduct their own independent investigation, regarding the status of the remediation of the Site and regarding any potential risks posed by proximity to the Site. Purchasers of such property expressly acknowledge and hereby assume any and all risks associated with the property’s proximity to the Site.*

**Fugitive Dust:**

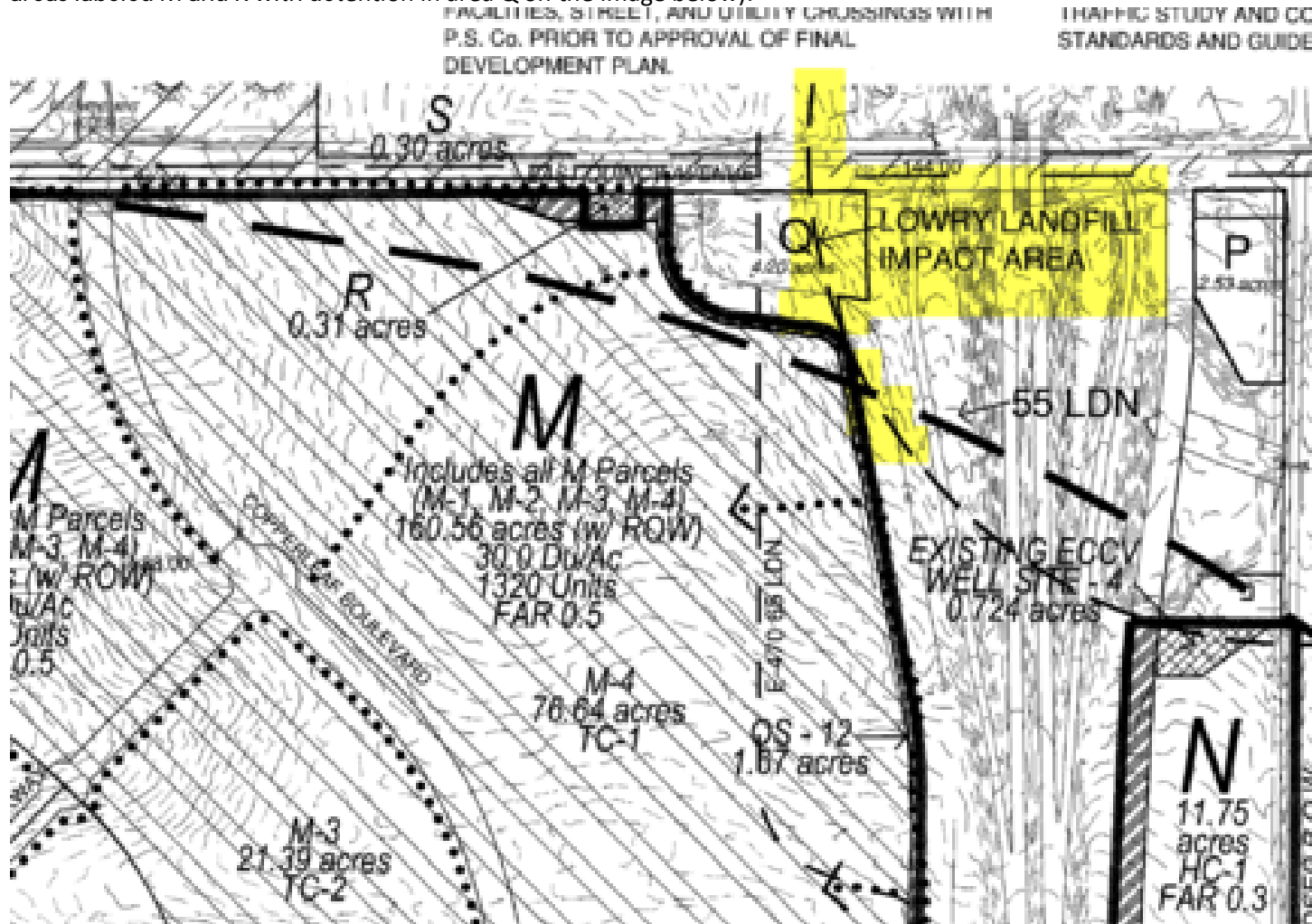
*Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at [https://www.colorado.gov/pacific/sites/default/files/AP\\_Land-Development-Guidance-Document\\_1.pdf](https://www.colorado.gov/pacific/sites/default/files/AP_Land-Development-Guidance-Document_1.pdf) and <https://www.colorado.gov/pacific/cdphe/specialty-apens>.*

Thank you for the opportunity to provide comment on this PUD zoning. Please reach out to us at [PHLANDUSE@ARAPAHOEGOV.COM](mailto:PHLANDUSE@ARAPAHOEGOV.COM) with any questions!

Steve

**From:** Jason Reynolds <[JReynolds@arapahoegov.com](mailto:JReynolds@arapahoegov.com)>  
**Sent:** Monday, October 9, 2023 11:37 AM  
**To:** Steve Chevalier <[SChevalier@arapahoegov.com](mailto:SChevalier@arapahoegov.com)>  
**Cc:** Ava Pecherzewski <[APecherzewski@arapahoegov.com](mailto:APecherzewski@arapahoegov.com)>  
**Subject:** GDP23-001 - Copperleaf Commercial

Steve – we’re taking a proposed Copperleaf commercial rezoning to the Planning Commission next week on 10/17 and it does not look like we sent the proposal to TCHD or Arapahoe County Public Health. Normally we wouldn’t refer a commercial proposal but this site is near the Lowry Landfill – though outside the “Lowry Landfill Impact Area” identified on the previous zoning approval (the site is in the areas labeled M and R with detention in area Q on the image below):



Attached is the proposed PUD zoning – please let Ava and me know if you have questions, concerns, comments, or no comments. We’ll be at a public hearing for this item next week Tuesday, so if there are concerns, please let us know as soon as you can.

Thanks!  
-Jason



**Jason Reynolds AICP** | he/him  
Planning Division Manager

**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

Planning Division - Referral Routing

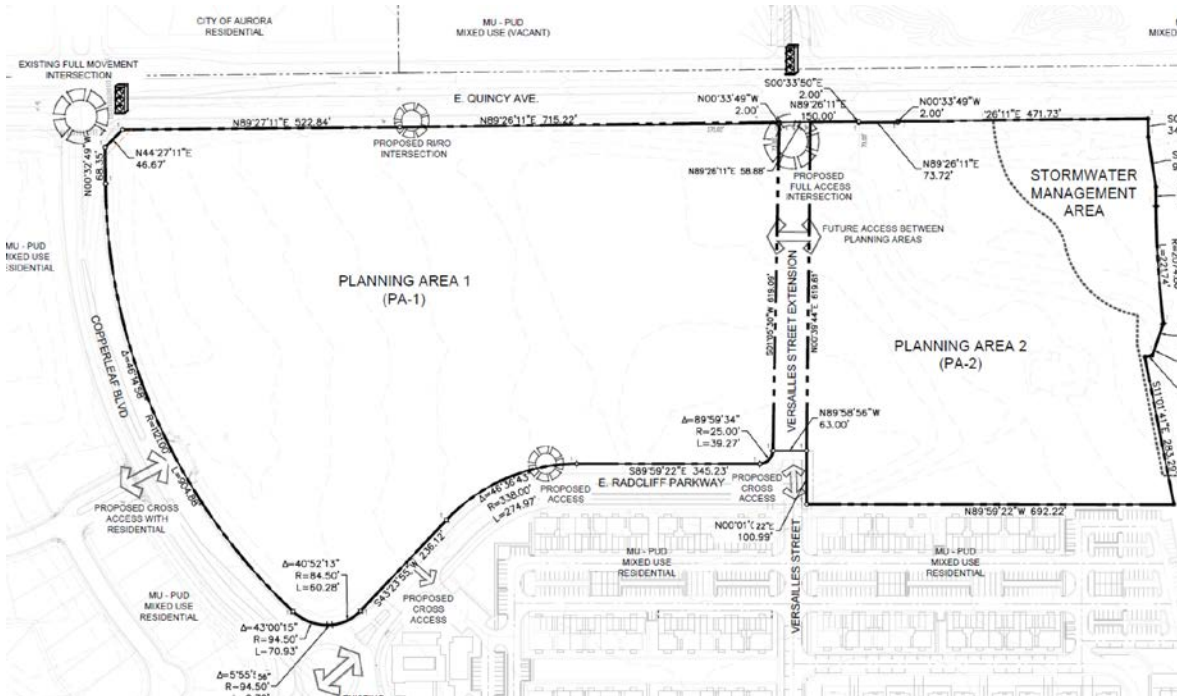
Case Number/Name: GDP23-001 – Copperleaf Commercial Development – General Development Plan  
Planner: Bill Skinner  
Engineer: Emily Gonzalez  
Date sent: 1/27/2023  
Date to be returned: 2/14/2023

Please review the documents found at the link below and click **reply** to return comments to me at this email address ([wskinner@arapahoegov.com](mailto:wskinner@arapahoegov.com)).

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The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027). The project includes ~32 Acres and is currently Zoned PD-Mixed Use governed by the existing Copperleaf PDP.

The plan proposes two planning areas (PA-1 and PA-2) that are separated by a proposed public land dedication for a new extension of Versailles Street for the purpose of providing a full motion, signalized intersection at Quincy Avenue. Within each of the two planning areas, the GDP will provide required development standards, Permitted/Prohibited uses, and general development criteria that a future Specific Development Plan (SDP) and individual, use-by-use, Administrative Site Plans (ASP) will need to comply with. Specific/Unique setbacks, building heights, development densities, and measurement definitions are included within the GDP plan exhibit.





Please review the application and supporting documents and provide comment no later than **February 14, 2023**. The documents can be accessed at the links below:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=23CAP&capID2=00000&capID3=000BS&agencycode=Arapahoe>

Thank you for your participation.

	<b>COMMENTS</b>	<b>INSERT YOUR ORGANIZATION &amp; NAME/SIGNATURE</b>
<input type="checkbox"/>	I have no comments to make on the cases as submitted:	
<input checked="" type="checkbox"/>	I have the following comments to make related to the cases: See attached Referral Letter	<u>Jeff Sceili – Plan Reviewer – South Metro Fire Rescue</u>

**Comments:** (responding by email, letter, or an email attachment is optional)

# **SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE**

---



Bill Skinner, AICP, Senior Planner  
Arapahoe County Public Works – Planning Division  
6924 S. Lima St, Centennial CO 80112  
720-874-6651  
bskinner@arapahoegov.com

Project Name: Copperleaf Commercial Development  
Project File #: **GDP23-001**

S Metro Review # REFOTH23-00018

Review date: January 31, 2023

Plan reviewer: Jeff Sceili  
720-989-2244  
[Jeff.Sceili@Southmetro.org](mailto:Jeff.Sceili@Southmetro.org)

**Project Summary:** General development of a commercial district

Code Reference: 2021 Fire Code Edition, 2021 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

## **COMMENTS:**

- 1. New traffic signal (Versailles & E. Quincy) shall have a Opticom signal installed.**

# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**



## **FIRE ACCESS ROAD DESIGN CRITERIA**



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

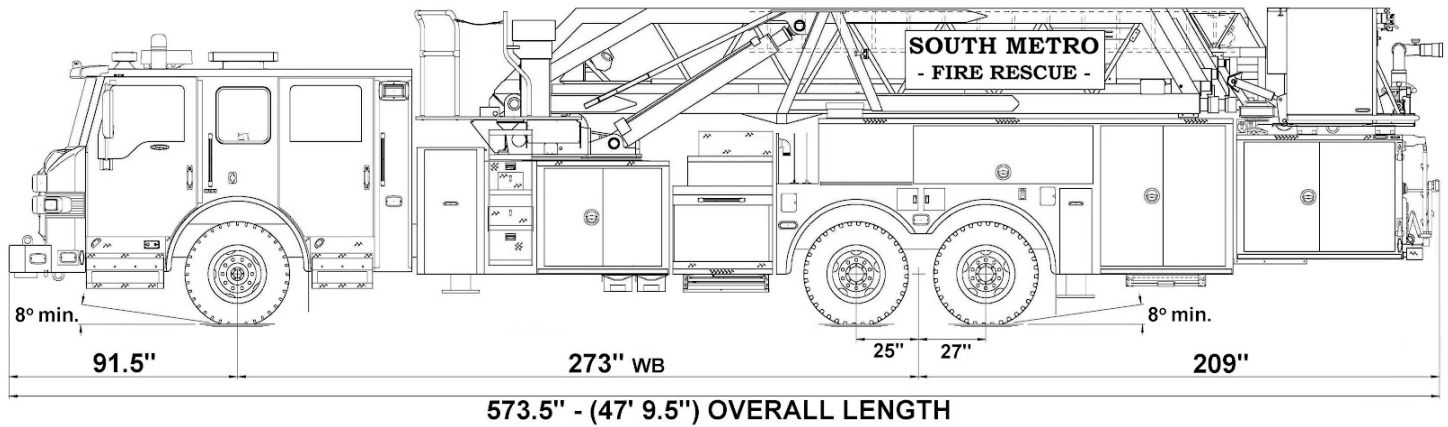
The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

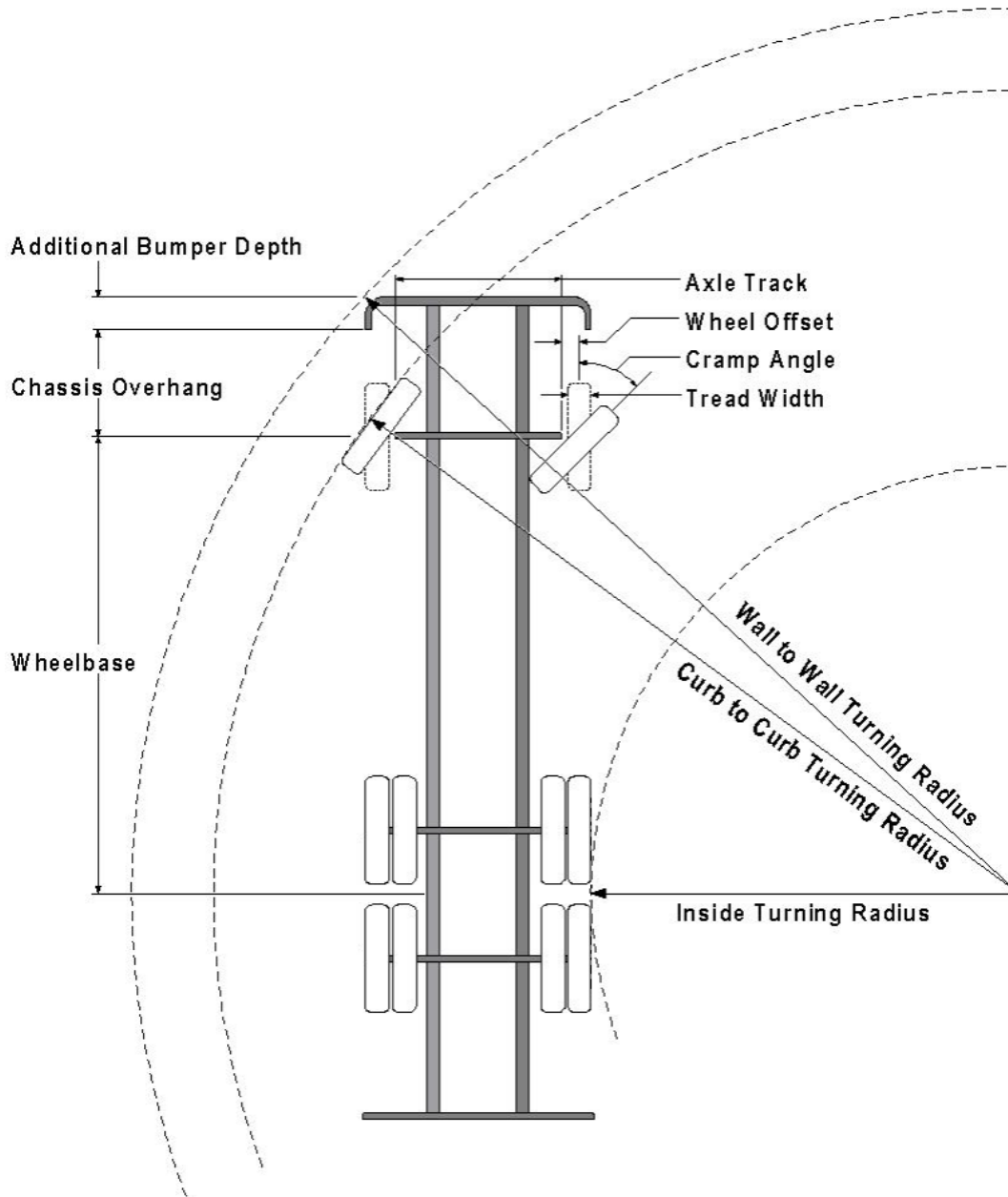
# SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



# SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



## Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.



# **SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE**

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Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

## **Turning Radii:**

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

**Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.**

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.

## Bill Skinner

---

**From:** Tiffany Clark <tclark@semswa.org>  
**Sent:** Monday, January 30, 2023 8:55 AM  
**To:** Bill Skinner  
**Cc:** Emily Gonzalez  
**Subject:** RE: ARAPCO external agency referral - GDP23-001 Copperleaf Commercial Development - General Development Plan

**Categories:** REFERRAL RESPONSE

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill and Emily,

Thank you for the referral. As this parcel is still under the DA SEMSWA will not review this case. If you would like us to look at something specific we are happy too. Please let me know if you have any questions.

*Respectfully,  
Tiffany Clark, PE, CFM*

*Land Development Engineering Manager  
Southeast Metro Stormwater Authority  
7437 South Fairplay Street  
Centennial, CO 80112  
(303) 858-8844  
[tclark@semswa.org](mailto:tclark@semswa.org)*

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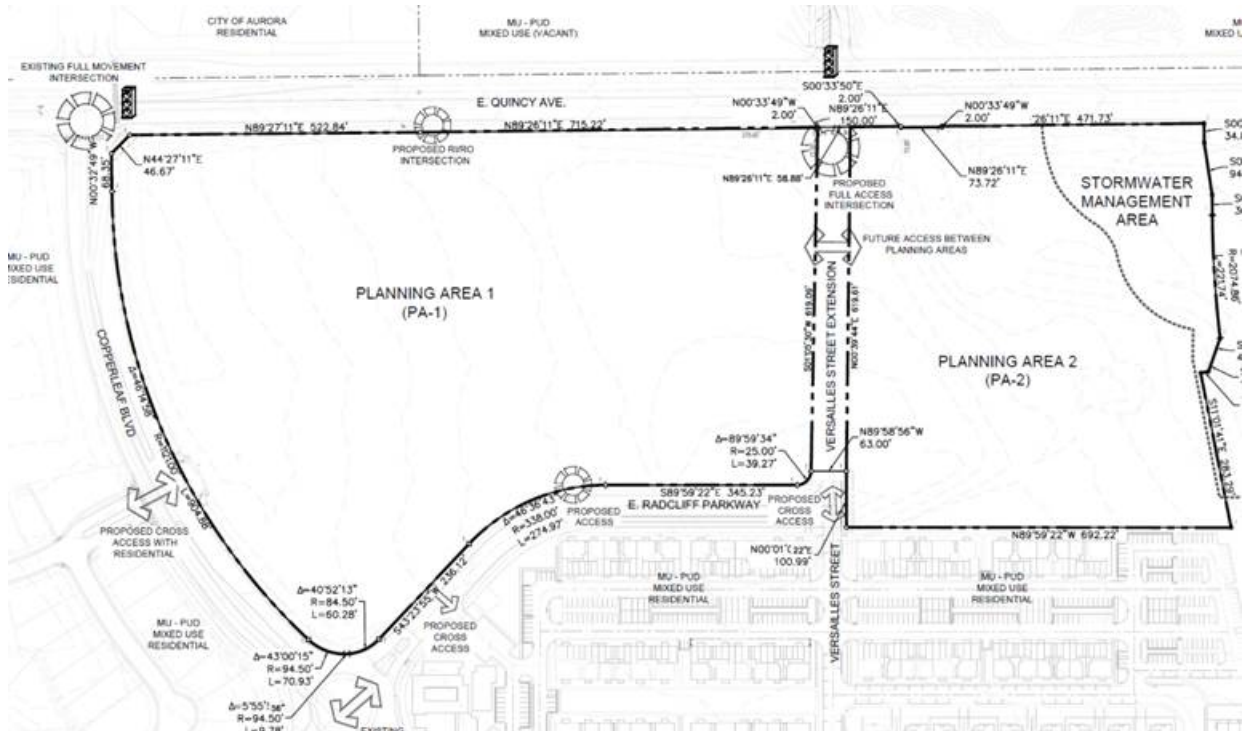
**From:** Bill Skinner <WSkinner@arapahoegov.com>  
**Sent:** Friday, January 27, 2023 3:32 PM  
**To:** Bill Skinner <WSkinner@arapahoegov.com>  
**Cc:** Emily Gonzalez <EGonzalez@arapahoegov.com>  
**Subject:** ARAPCO external agency referral - GDP23-001 Copperleaf Commercial Development - General Development Plan

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Thank you for your participation.

**BILL SKINNER, AICP**

Senior Planner  
 Arapahoe County Public Works, Planning Division  
 6924 S. Lima Street, Centennial, CO, 80112  
 O: 720-874-6651  
 wskinner@arapahoegov.com

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

## **Warning this process can take up to 60 days, no exception**

### **CRANES/BOOM EQUIPMENT Off Airfield**

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, [lawrence.aragon.1@us.af.mil](mailto:lawrence.aragon.1@us.af.mil)

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

#### **Mandatory steps:**

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

### **CRANES/BOOM EQUIPMENT On Airfield**

#### **Mandatory steps:**

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
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- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

## Example of Map in Relation to Runway with Required Data



**55ft max height crane/boom**

**East side Hangar 801**

**1 June – 31 July 2019**

**Mon-Fri 7am-5pm**



## Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

Planning Division - Referral Routing

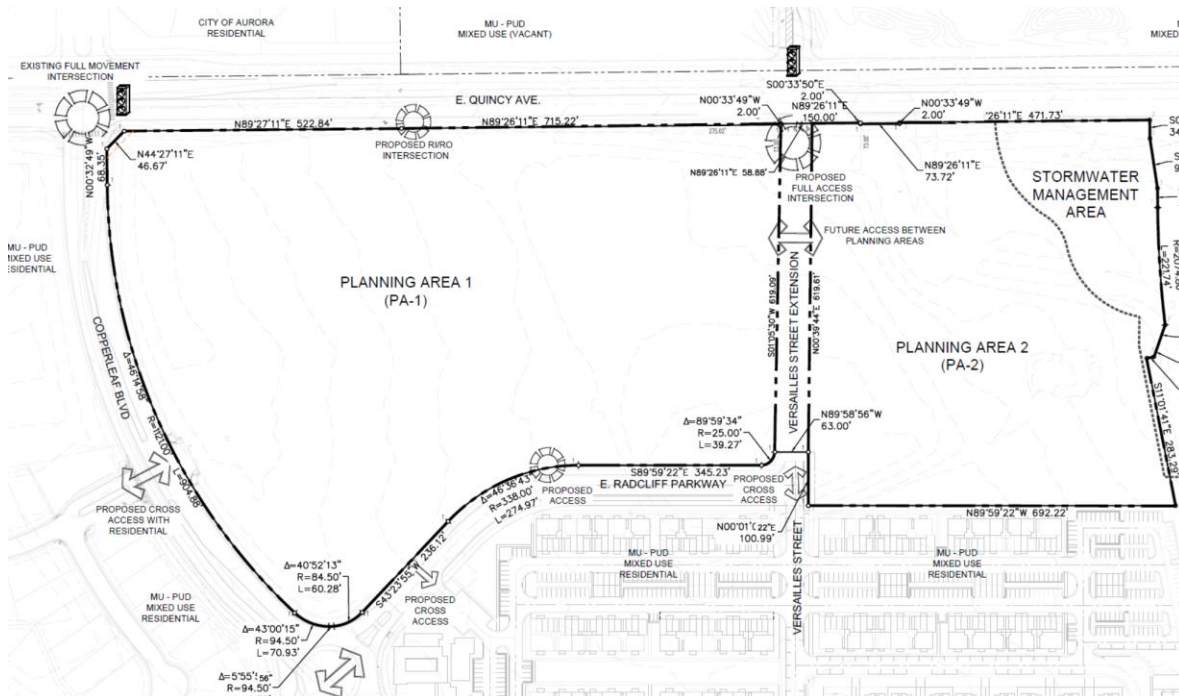
Case Number/Name: GDP23-001 – Copperleaf Commercial Development – General Development Plan  
Planner: Bill Skinner  
Engineer: Emily Gonzalez  
Date sent: 1/27/2023  
Date to be returned: 2/14/2023

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Thank you for your participation.

	<b>COMMENTS</b>	<b>INSERT YOUR ORGANIZATION &amp; NAME/SIGNATURE</b>
<input checked="" type="checkbox"/>	I have no comments to make on the cases as submitted:	<u>Laurie Halaba, Bureau Chief, Arapahoe county sheriff's office</u>
<input type="checkbox"/>	I have the following comments to make related to the cases:	

**Comments:** (responding by email, letter, or an email attachment is optional)

## Bill Skinner

---

**From:** Dixon - CDOT, David <david.dixon@state.co.us>  
**Sent:** Wednesday, February 8, 2023 10:35 AM  
**To:** Bill Skinner  
**Cc:** Aaron Eyl - CDOT  
**Subject:** ARAPCO external agency referral - GDP23-001 Copperleaf Commercial Development - General Development Plan

**Categories:** REFERRAL RESPONSE

Good Morning Bill,

I have reviewed Referral GDP23-001 for the Copperleaf Commercial Development. This property is off the State Highway System; I have no comments or objections. Thank you.

Very Respectfully,

**David Dixon**  
**Assistant Access Manager**



**COLORADO**  
Department of Transportation  
Region 1

720-541-0441  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[david.dixon@state.co.us](mailto:david.dixon@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

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6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

Planning Division - Referral Routing

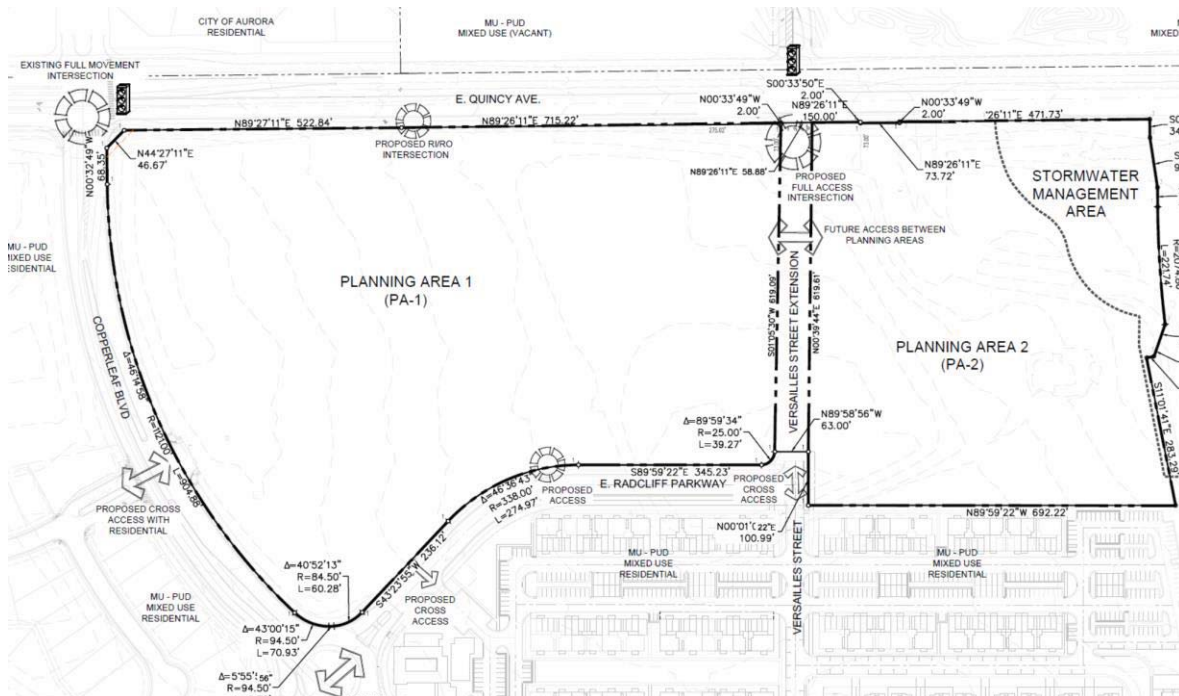
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Thank you for your participation.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have no comments to make on the cases as submitted:	
<input checked="" type="checkbox"/>	I have the following comments to make related to the cases:	Colorado Geological Survey / Amy Crandall

**Comments:** (responding by email, letter, or an email attachment is optional)

The site (39.6372, -104.7237) does not contain steep slopes, is not undermined, and is not exposed to any identified geologic hazards or unusual geotechnical constraints that preclude the proposed commercial uses. Provided PSI's preliminary recommendations are strictly adhered to and final, design-level soil and foundation studies are performed, CGS has no objection to the approval of the general development plan as proposed.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

February 10, 2023

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial, CO 80112

Attn: Bill Skinner

**Re: Copperleaf Commercial Development, Case # GDP23-001**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Copperleaf Commercial Development**. Please be advised that Public Service Company has existing underground electric facilities within the area and has no objection to this proposal, 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.

PSCo will also request that 10-foot-wide dry utility easements around the perimeter of the commercial lots, particularly abutting all public rights-of-way.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)****MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	105898
Submittal ID:	10010417
Partner ID:	GDP23-001
MEP Phase:	Referral

**Date:** February 7, 2023  
**To:** **Bill Skinner**  
*Via Email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	COPPERLEAF COMMERCIAL DEVELOPMENT
<b>Location:</b>	Arapahoe County
<b>Drainageway:</b>	East Tollgate Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements.

**MHFD will review future submittals and reassess this determination as the design progresses or changes.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE  
Project Manager  
Mile High Flood District



## Bill Skinner

---

**From:** Easement, Nre <Nre.Easement@lumen.com>  
**Sent:** Tuesday, January 31, 2023 9:25 AM  
**To:** Bill Skinner  
**Cc:** DeGuire, Austin  
**Subject:** RE: P845018/ARAPCO external agency referral - GDP23-001 Copperleaf Commercial Development - General Development Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning. We have received your request for a Prior Rights Research and have set up a CenturyLink project accordingly. Your project number is P845018 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Austin Deguire and they can be reached by email at [Austin.DeGuire@lumen.com](mailto:Austin.DeGuire@lumen.com) with any questions that you may have regarding this project.

Requests are addressed in the order received, CenturyLink will endeavor to respond within 30 days.

Have a great day!

Best Regards,

**Eryn Ogden**

Faulk & Foster  
1811 Auburn Ave, Monroe, LA 71201  
(318) 807-2634  
[Eryn.Ogden@faulkandfoster.com](mailto:Eryn.Ogden@faulkandfoster.com)  
[Eryn.Ogden@lumen.com](mailto:Eryn.Ogden@lumen.com)



Our fee policy applies to CenturyLink dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

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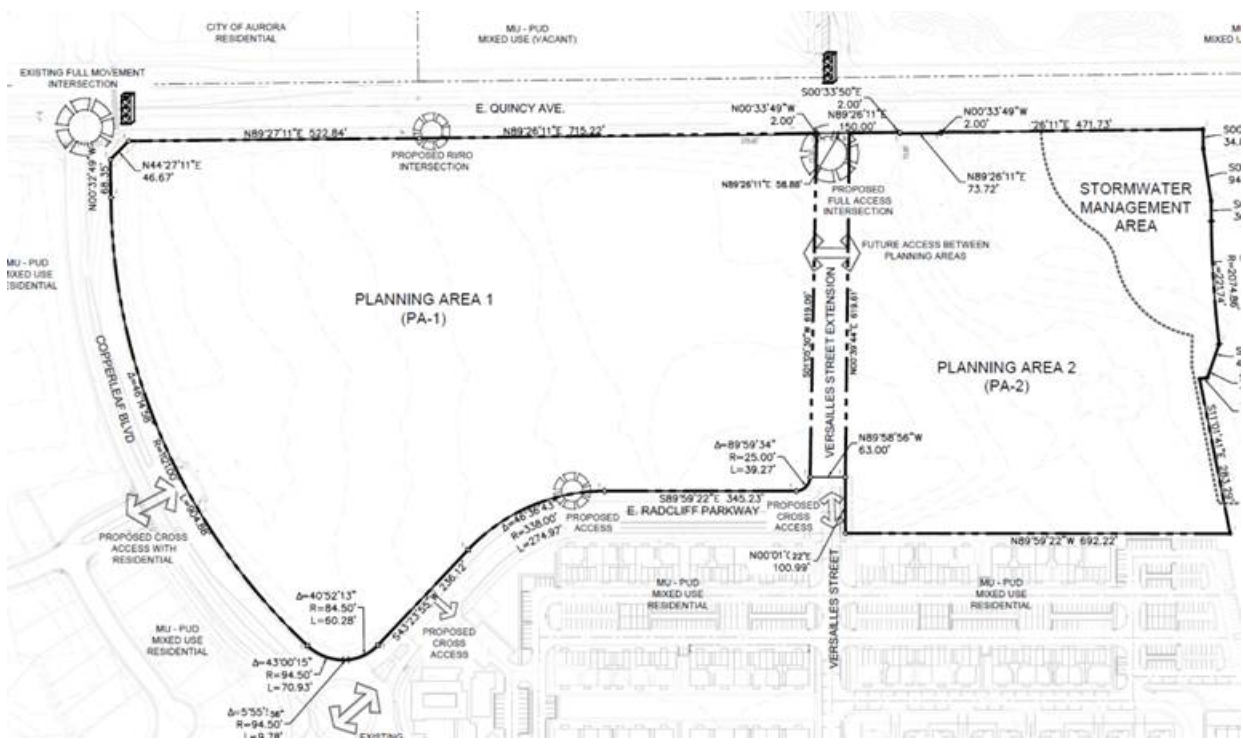
**From:** Bill Skinner <WSkinner@arapahoegov.com>  
**Sent:** Friday, January 27, 2023 4:32 PM  
**To:** Bill Skinner <WSkinner@arapahoegov.com>  
**Cc:** Emily Gonzalez <EGonzalez@arapahoegov.com>  
**Subject:** P845018/ARAPCO external agency referral - GDP23-001 Copperleaf Commercial Development - General Development Plan

Please review the documents found at the link below and click **reply** to return comments to me at this email address ([wskinner@arapahoegov.com](mailto:wskinner@arapahoegov.com)).

This development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027). The project includes ~32 Acres and is currently Zoned PD-Mixed Use governed by the existing Copperleaf PDP.

The plan proposes two planning areas (PA-1 and PA-2) that are separated by a proposed public land dedication for a new extension of Versailles Street for the purpose of providing a full motion, signalized intersection at Quincy Avenue. Within each of the two planning areas, the GDP will provide required development standards, Permitted/Prohibited uses, and general development criteria that a future Specific Development Plan (SDP) and individual, use-by-use, Administrative Site Plans (ASP) will need to comply with. Specific/Unique setbacks, building heights, development densities, and measurement definitions are included within the GDP plan exhibit.



Please review the application and supporting documents and provide comment no later than **February 14, 2023**. The documents can be accessed at the links below:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=23CAP&capID2=00000&capID3=000BS&agencycode=Arapahoe>

Thank you for your participation.

**BILL SKINNER, AICP**

Senior Planner

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wskinner@arapahoegov.com

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

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**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, OMAHA DISTRICT  
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD  
LITTLETON, COLORADO 80128-6901

SUBJECT: Section 404 of the Clean Water Act Initial Comments

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers reviews and authorizes any work associated with the discharge of dredged or fill material, and any excavation associated with a dredge or fill project, either temporary or permanent, in waters of the United States. Waters of the United States may include ephemeral, intermittent and perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. Please note that the discharge of dredged or fill material into upland areas or aquatic resources which are not waters of the United States does not require authorization from this office.

Jurisdictional Determinations identify the locations and amounts of aquatic resources within a specified area to determine if they are or are not waters of the United States. Prior to submitting a request for a Jurisdictional Determination, we recommend a wetland delineation be conducted in the field by a qualified environmental consultant. A wetland delineation identifies the boundaries of aquatic resources located within your project area and must be conducted using the methods outlined in the Corps of Engineers Wetlands Delineation Manual and applicable regional supplements.

Nationwide Permits authorize common types of dredge and fill activities in waters of the United States that will result in a minimal adverse effect to the environment. Some fill activities require a pre-construction notification (PCN) to the Corps prior to any work and possibly coordination with other local or state agencies. Descriptions of the current nationwide permits and their general conditions can be found at:

<https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/>

Regional General Permits authorize specific types of dredge and fill activities in waters of the United States that will result in a minimal adverse effect to the environment. These fill activities require a pre-construction notification to the Corps prior to starting work, and possibly coordination with other local or state agencies. Please note several of the RGP's are applicant and location specific. Descriptions of the current regional general permit activities and their general conditions can be found at:

<https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/Regional-General-Permits/>

Standard Individual Permits authorize dredge and fill activities that do not qualify for Nationwide or Regional General Permits. We recommend contacting the Denver Regulatory Office to arrange for a pre-application consultation prior to applying for a

Standard Individual Permit. Standard Individual Permits include public interest review procedures, including public notice, notification of adjacent property owners and review of public and agency comments. Standard Individual Permits require an evaluation of effects for a range of alternatives. The Corps will evaluate practicable (cost, logistics, and technology) alternatives that meet the overall project purpose for environmental effects. Alternatives can include off-site alternatives and alternative designs. When evaluating Standard Individual Permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred alternative. The Standard Individual Permit application form and instructions can be found at:

<https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit/>

A federal action occurs when a discharge of dredged or fill material into waters of the United State requires a Clean Water Act Section 404 permit. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

Dredge and fill activities in waters of the United States must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to the maximum extent practicable at the project site. Mitigation, including avoiding, minimizing, rectifying, reducing, or compensating for resource losses, will be required to the extent necessary to ensure that the adverse effects to the aquatic site are minimal. Any loss of function at an aquatic site may require mitigation. Mitigation requirements will be determined during the Clean Water Act Section 404 review process.

If the activity you described would impact waters of the United States, the Denver Regulatory Office should be notified. Please include a map identifying dimensions of work in each aquatic site, the county, Township, Range and Section and the latitude and longitude of the activity in decimal degrees, along with a description of your request, to the Denver Regulatory Office mailbox located at [DenverRegulatoryMailbox@usace.army.mil](mailto:DenverRegulatoryMailbox@usace.army.mil) or contact the Denver Regulatory Office at 303-979-4120.

Sincerely,



Kiel Downing  
Chief, Denver Regulatory Office