



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

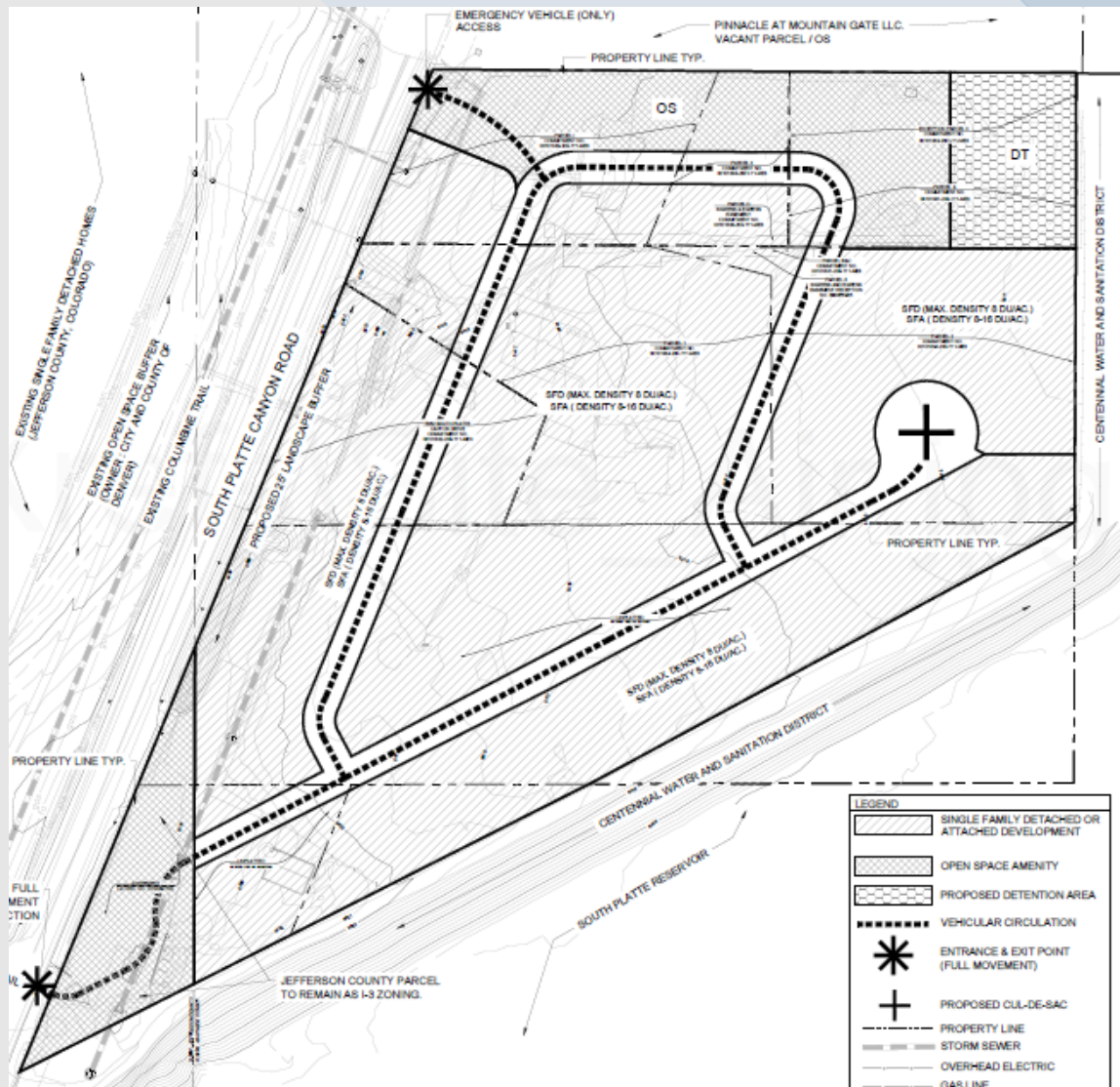
**CASE NO. GDP25-003  
RESIDENCES AT PLATTE CANYON  
GENERAL DEVELOPMENT PLAN**

**Public Hearing**

**June 23, 2026  
Presenter: Kat Hammer**



# Proposal



## Applicant:

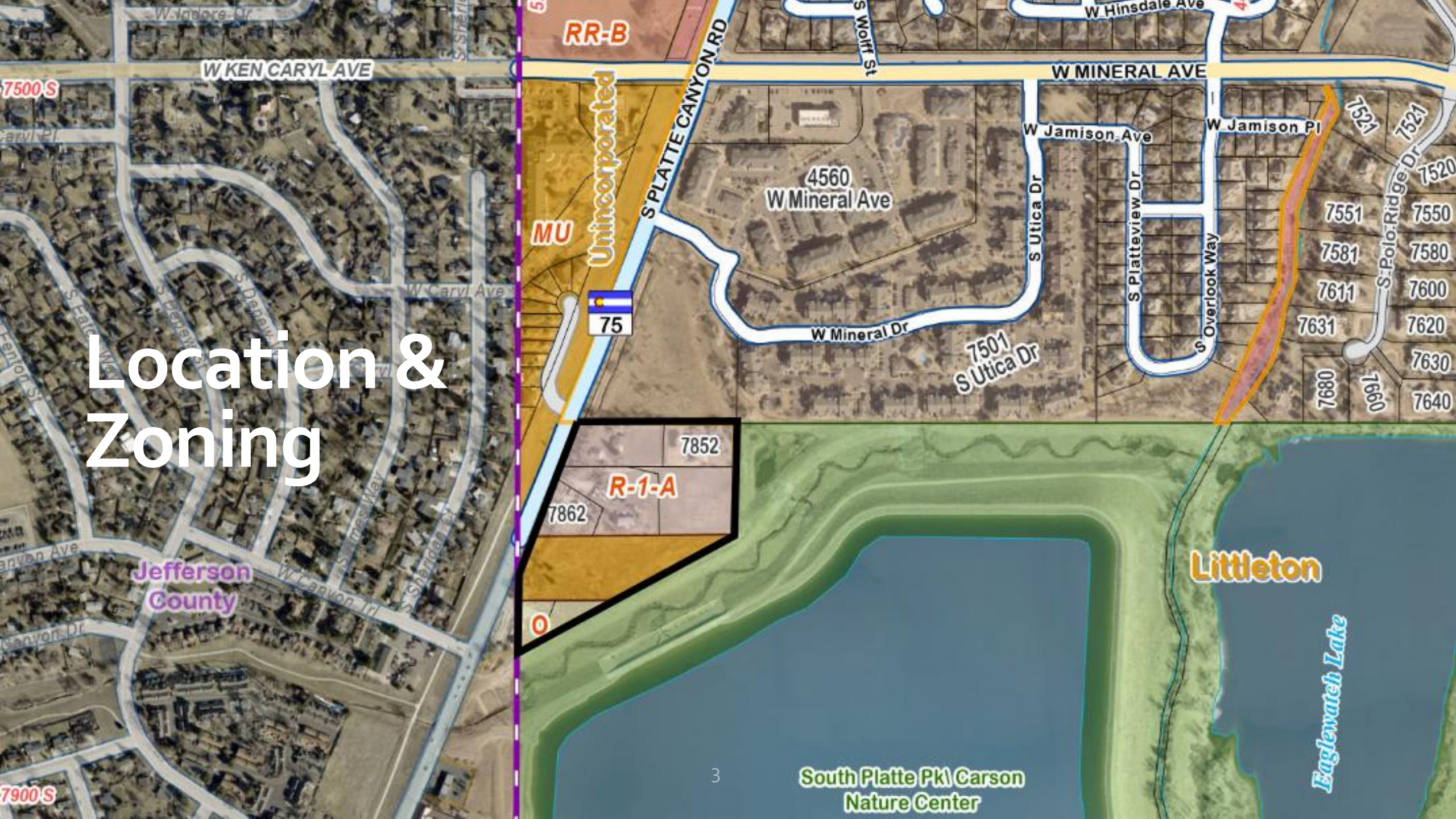
Highland Development Company,  
on behalf of 5 property owners

## Request:

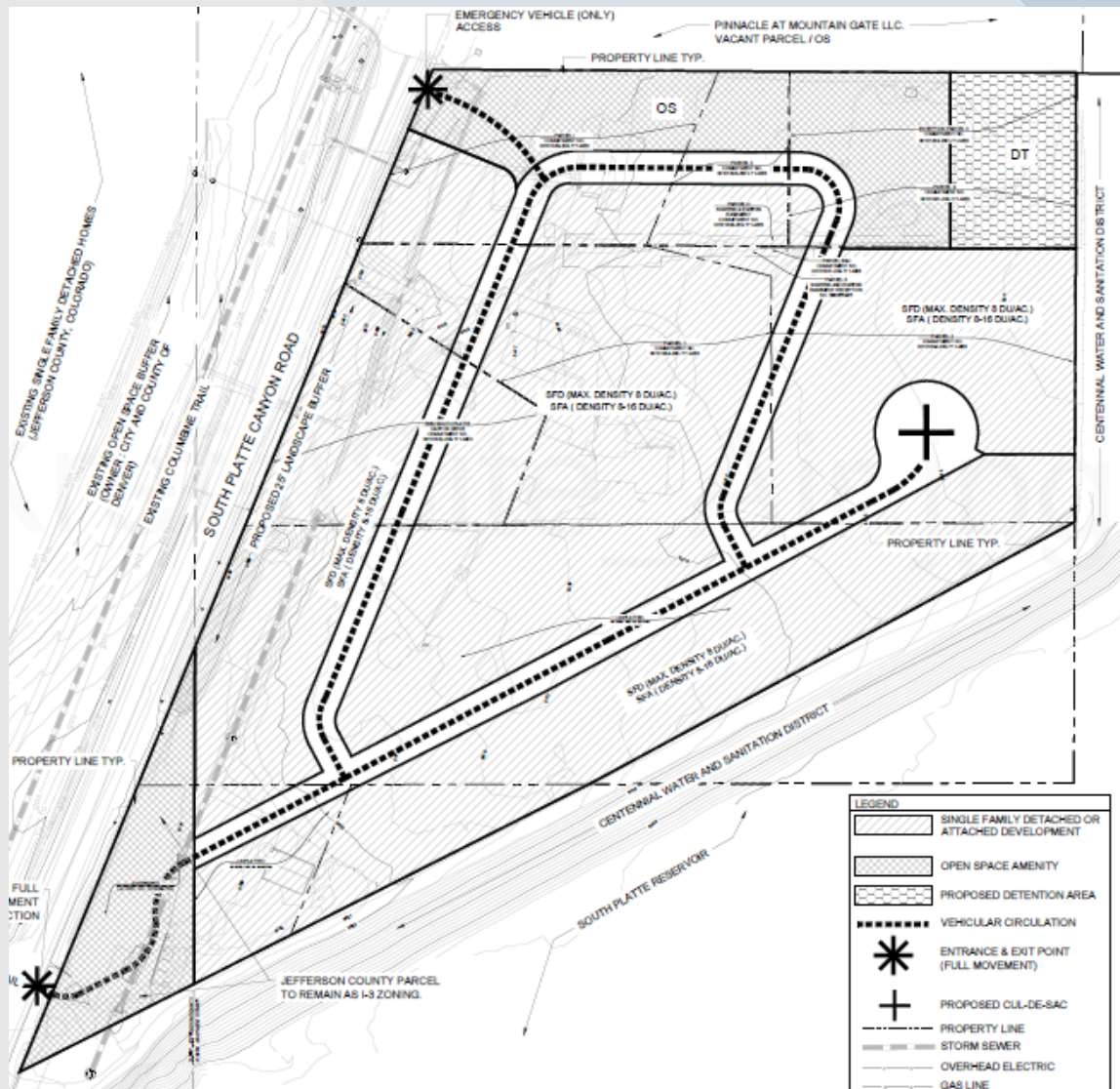
Approval of a rezoning from Mixed Use, Residential 1-A and Open Space to Planned Unit Development for 8 parcels, to allow for single-family detached homes at a density of up to 16 du/acre.

The applicant has indicated they plan to develop at a density of 4-6 du/acre.

# Location & Zoning



# Proposal



Single-family attached or single-family detached units

Two access points

- Southern access is outside of Unincorporated Arapahoe County
- Northern access proposed as emergency access only

On-site open space and detention on the north side of the property

If this application is approved, additional applications will be required for review and approval

# Background



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- 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 (which would be demolished if this, and subsequent applications are approved)



# Neighborhood Outreach:



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- 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



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## 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



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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



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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



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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



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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



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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.

There is an existing off-street trail across South Platte Canyon Road, which is owned and maintained by South Suburban Parks and Recreation. Arapahoe County Open Spaces requested that safe access for pedestrians and cyclist be ensured and multi-modal circulation and access to the development.

The applicant is currently working with and will continue to work with, the Platte Canyon Water and Sanitation District because the properties are not currently located within the district's boundaries. An agreement-in-principal has been reached and, if all conditions are met, the property will be eligible to receive water and wastewater services from facilities of the district.

4. 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.



# Public Comments



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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



# Planning Commission



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At the May 5, 2026 meeting, the Planning Commission voted 6-0 recommending approval of this application with the staff recommended condition of approval, and a second condition of approval.

“There needs to be a neighborhood outreach meeting prior to the SDP. ”

A three-step PUD, SDP application does not requires a neighborhood outreach meeting after a presubmittal meeting and prior to formal application per Section 5-2.1 of the Land Development Code. The applicant has agreed to hold a neighborhood outreach meeting after the first round of comments.



# Planning Commission



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Two members of the public raised concerns about increased traffic and the trail connection and safety of crossing South Platte Canyon Road.

The level of service for total traffic ranges from A-D, as shown in the Traffic Impact Study.

The TIS studied the highest allowable density proposed.

The 2040 Transportation Master Plan has a targeted Level of Service as D, so it can be concluded that no major impact is expected.



# Staff Findings



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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.



# Recommendation: Conditional Approval



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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.
2. There needs to be a neighborhood outreach meeting prior to the SDP.

