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FDP23-001 Copperleaf Little Sunshine's Playhouse & Preschool Public Hearing

Arapahoe County Planning Commission January 21, 2025

Presenters: Ernie Rose, Senior Planner



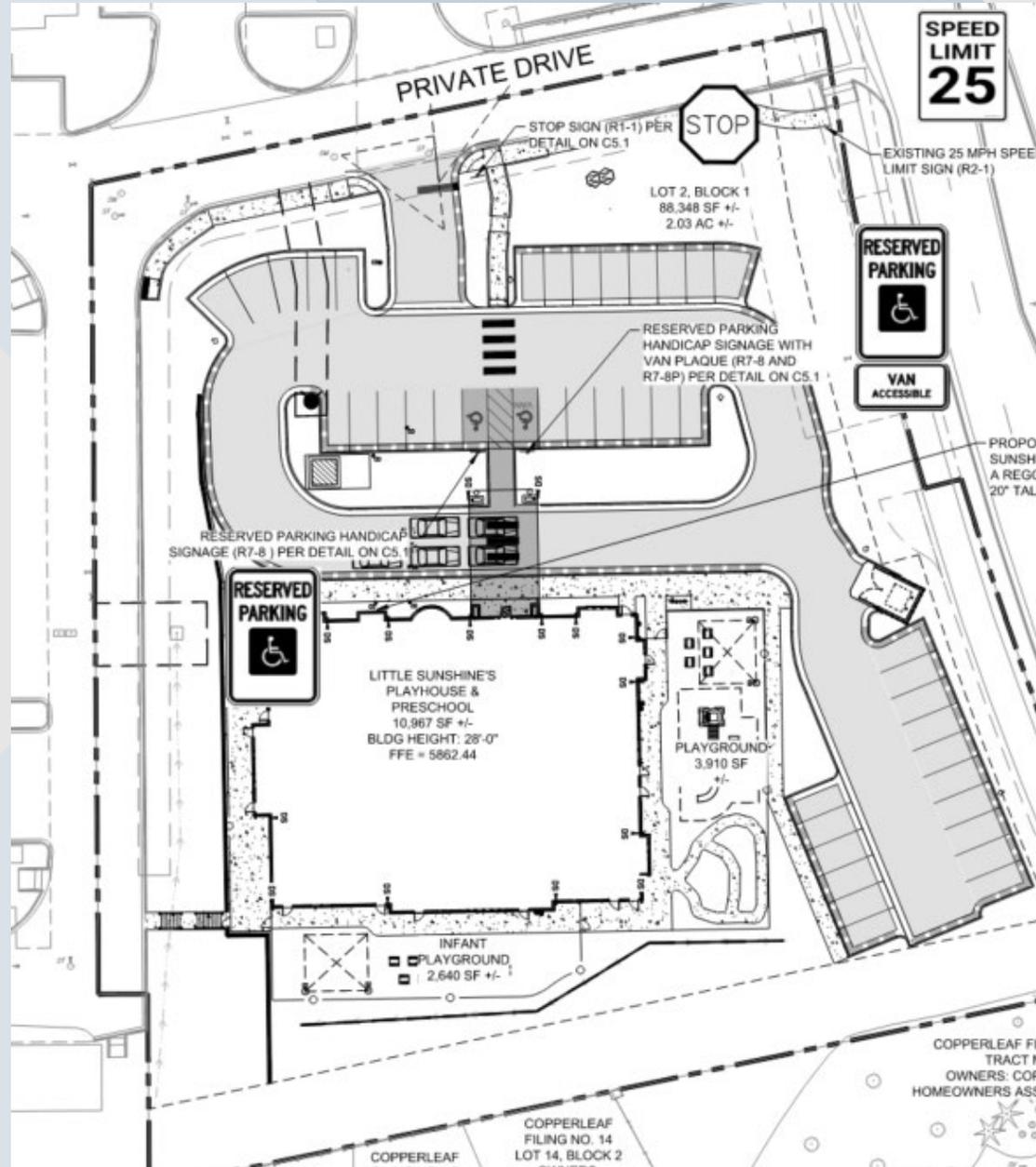
Proposal

Applicant: Little Sunshine's Playhouse and Preschool

Owner: The Lennox at Copperleaf, LLC

10,967 sq. ft., single-story childcare facility, including:

- 6,550 sq. ft. outdoor play areas
- Associated parking
- Sidewalks
- Landscaping



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Vicinity Map



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Background

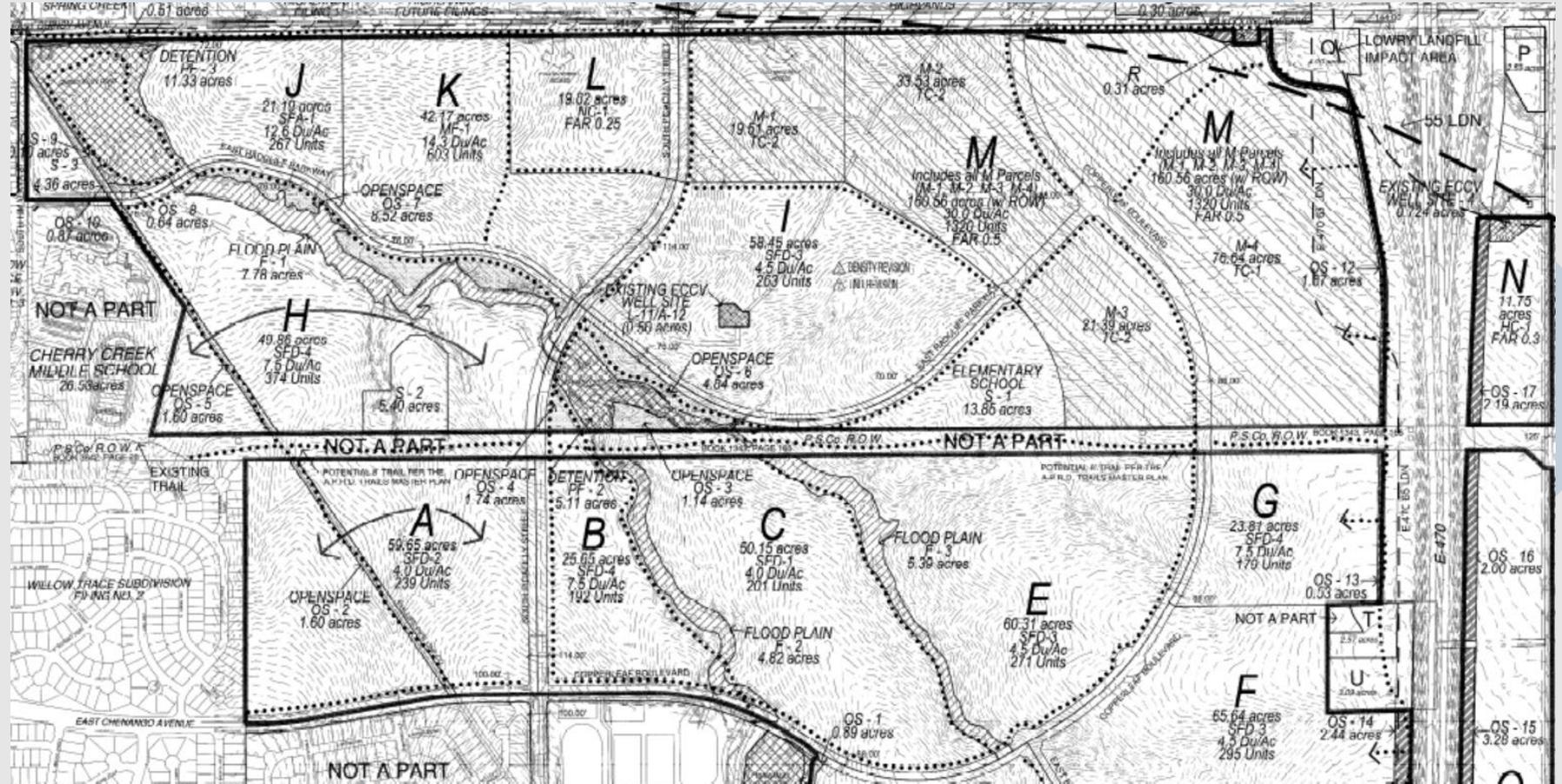


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Zoned MU-PUD
(Mixed Use- Planned
Unit Development)

Use Area M

Original Copperleaf
PDP and most recent
amendment to the
Copperleaf PDP
(A15-010 & Z16-009)



Discussion: Comprehensive Plan



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Designated as Urban Residential in the Comprehensive Plan
The proposal is in conformance with the following Goals & Policies:

Policy GM 1.1 – Direct Growth to the Urban Area.

Goal EH1 – Expand the County’s Existing Economic Base

Goal GM 1.2 Encourage Infill Development and Redevelopment

Goal PFS11 – Ensure the Provision of Adequate Public Facilities and Services.





Discussion: Zoning Regulations & Approved PDP

Copperleaf Preliminary Development Plan (Z13-003)

- Use Area Parcel M
- Day Care listed as a Use By Special Review
- Site Plans reviewed by the Planning Commission through The Final Development Plan

Section 5.3.4.B of the LDC provides nine review criteria for a USR/FDP application.

As provided in the staff report, the staff believes the proposed FDP meets the criteria for approval.

USR/FDP application Site Plan reviewed by Planning Commission & BOCC – The Planning Commission is only acting on the Final Development Plan

USR- Day Care Land Use Approved By BOCC





Discussion: Zoning Regulations & Approved PDP – Request to Vary from the LDC

Section 4-1.3.B.3 of the LDC allows the applicant to submit a request for a reduction of parking requirements (up to 10% of the total required parking) to the Planning Manager through a Land Development application.

The applicant requests that the County apply the 2019 parking requirements for this use because the PDP parking requirements allow for the use of subsequent parking codes adopted by Arapahoe County.

The applicant is requesting a 5% reduction based on the 2019 LDC parking requirements, which require 44 spaces; the applicant is proposing 42 parking spaces.

Staff supports a 5% reduction from the 2019 LDC parking requirements and believes 42 spaces are sufficient for the proposed use.

The applicant indicated that based on staff, child occupancy, and typical pick-up/drop-off operations, Little Sunshine's Playhouse and Preschool only expects 25 parking spaces.



Discussion: External Referral Comments



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- The applicant has addressed all external comments for this case. Any unaddressed comments will be handled during the building permit application and development process.
- The applicant is working with East Cherry Creek Valley (ECCV) Water and Sanitation to address outstanding technical comments

Arapahoe County did not receive referral responses from the following internal referral agencies: Arapahoe County Assessor, Community Resources & Development, Open Spaces

Additionally, no response was received for the following agencies: Mile High Flood Control, US Army Corps of Engineers, CDPHE, Library District, Colorado Geological Society, Colorado Natural Gas, Division of Water Resource State Engineer Ground Water, Copperleaf HOA, Copperleaf Metropolitan District 1-9, Arapahoe Parks And Recreation District, Cherry Creek School District, E-470 Highway Authority,



Staff Findings & Recommendation:



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STAFF FINDINGS

Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

The proposed FDP conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan regarding the policies outlined in those plans.

The proposed FDP complies with the process and review criteria outlined in Chapter 13-103.3, PUD of the LDC (adopted January 31, 2011 and revised January 3, 2017).

The proposed development complies with the review and approval criteria for a Use by Special Review (Section 5.3.4.B of the LDC adopted August 15, 2019)

The proposed FDP substantially conforms with the proposed underlying Copperleaf PDP and subsequent amendments.

RECOMMENDATION

Considering the findings and other information provided herein, staff recommends approval of Case No. FDP23-001 Little Sunshine's Playhouse & Preschool Final Development Plan is subject to the following conditions:



Draft Motions: Approve



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In the case of FDP23-001 Little Sunshine's Playhouse and Preschool Final 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 conditions:

The applicant must address Public Works Staff comments and concerns before signing the final copy of these plans.

The applicant must meet all East Cherry Creek Valley and Water Sanitation requirements.

The applicant must meet all of Arapahoe County Health Department requirements and receive approval from Arapahoe County Health Department before construction.



Draft Motions: Deny or Continue



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DENY

In the case of FDP23-001 Little Sunshine’s Playhouse and Preschool Final Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

Findings:

State new or amended findings to support “Denial” as part of the motion.

...

CONTINUE

In the case of FDP23-001 Little Sunshine’s Final Development Plan, I move to continue the decision on this request to [DATE], 2025, date certain, at 6:30 p.m., at this same location [to receive further information] [to consider further information presented during the hearing].

