

**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
MAY 5, 2026
6:30 P.M.**

SUBJECT: SDPZ25-001 – 1338 VALENTIA STREET/SPECIFIC DEVELOPMENT PLAN WITH ZONING

RAYE FIELDS, PLANNER II

LOCATION:

The subject property is located at 1338 S. Valentia Street. This property is in Commissioner District No. 4 and zoned Mixed Use (MU). Located near the corner of S. Parker Road and S. Valentia Street, the project site is 4.865 acres.



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

North:	Public Storage, Zoned Mixed Use (MU)
South:	Public Storage, Zoned Mixed Use (MU)
East:	Multifamily Residential, Zoned R-PH (Residential PUD- High Density)
West:	Vehicle Center: Jewell Collision, Jacobs Service Center, Pep Boys Auto Service and Tires, Zoned B-3 PUD (Neighborhood and Community Business District)

PROPOSAL AND REQUEST

The applicant and property owner, Valentia Street LLC, seeks approval to add permitted uses to the existing PUD zoning for the property at 1338 S. Valentia St. The applicant is looking to expand and specify permitted on-site commercial uses with this Specific Development Plan with Zoning (SDPZ). These uses include vehicle repair, leasing and

rental; veterinary clinics and hospitals; medical and dental clinics; office and retail uses; day care centers and health clubs. The applicant is also proposing to remove the existing non-permitted retention pond on the north side of the property and replace it with a permanent detention pond.

This application is being processed through the two-step Planned Unit Development review process since it meets the eligibility criteria regarding project location, property size, land use, density, and height.

BACKGROUND

The subject property has an existing Planned Unit Development (PUD, Case No. Z83-027) that permits uses on the subject property to be “1/3 office/showroom and 2/3 warehouse space”. Past uses of the property have included distribution, warehouse, industrial, manufacturing, specialty trade, and contractor services (electrician, plumber, flooring, etc.) and dry-cleaning facility. The applicant is looking to expand and specify permitted on-site uses with this SDPZ, including fitness, brewery, daycare, retail, veterinary clinic and hospital, medical/dental offices and labs, and auto repair, leasing and rental. The plan includes limitations on these uses to mitigate potential nuisances, such as no outdoor vehicle repair, no overnight animal boarding, and no retail sale of marijuana or cannabis. The plan also expressly prohibits gas stations, vehicle sales, self-storage, nightclubs, marijuana/cannabis dispensaries, and sexually-oriented businesses.

ANALYSIS OF THE REZONING APPLICATION

A staff review of this application included a comparison of the proposal to 1) applicable policies and goals outlined in the Comprehensive Plan; 2) a review of pertinent zoning regulations; and 3) an analysis of referral +comments.

1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): The subject parcel is located within the Four-Square Mile Sub-Area Plan, which identifies this site as Multi-Family. However, this designation will change to Employment with the Sub-Area Plan updates which are to be approved by the end of 2026.

The primary uses in the Employment designation include major service and office center complexes, warehousing, light industrial uses that can include outdoor storage, and research and development offices. Secondary uses support and complement the primary employment uses and include restaurants, hotels, small office centers, retail, and higher density residential uses.

The application complies with the Comp Plan as follows:

Goal PFS 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development.

This project is served by the Cherry Creek Valley Water and Sanitation District and during the review process, had no comments.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

This project is served by the Cherry Creek Valley Water and Sanitation District, and during the review process, had no comments.

Goal PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet Utilities in Existing and New Development.

The proposed development is in an Urban Area and has access to all the utilities mentioned above.

Goal PFS 7 – Ensure Existing and New Development Have Adequate Police and Fire Protection.

The proposed development is served by the South Metro Fire Rescue District and the Arapahoe County Sheriff. The Sheriff and South Metro Fire Departments had no comments on the project.

2. Land Development Code Review

Chapter 5-3.3, PUD of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, a PUD rezoning (GDP or SDP) must also meet all the applicable criteria in Sections 5-3.3.F.1 and 5-3.3.F.3.

5-3.3.F.1

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

As described in the previous section, the proposed development generally conforms to the Arapahoe County Comprehensive Plan and Four-Square Mile Sub-Area Plan.

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.

This project is served by the Cherry Creek Valley Water and Sanitation District and during the review process, had no comments.

The site is accessed from S. Valentia Street and will serve as an emergency point of access. The surrounding streets can support development on this site.

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

This application is similar to the existing developments in the area, which consist of employment centers. These developments are situated to the west of the site. To the north and south of the site, the land uses are employment, and the use is self-storage. This proposed rezoning is buffered from the apartments to the east by a detention pond and a parking area of about 65 feet, and the back area will be fenced in to provide a visual buffer.

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, park, and libraries.

The South Metro Fire Rescue Fire Protection District and Arapahoe County Sheriff will serve the proposal.

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.

The proposed rezoning will provide additional supporting activities such as retail centers, and employment in neighborhood-serving uses for the nearby residents of Arapahoe County.

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

Cherry Creek Valley Water and Sanitation District noted that some of the allowable uses listed may require the property owner to install a grease trap or sand and oil interceptor. The applicant has made note of this and has satisfied this comment with Cherry Creek Valley Water and Sanitation District.

The applicant submitted a traffic trip generation memo which has been reviewed by staff. The trip generation memo concludes that even with these additional allowable land uses, the estimated trip generation would be 1,085 fewer weekday daily trips than from previous uses on this site.

To mitigate potential noise and/or odor nuisances, the applicant has added restrictions to the PUD plan, including limitations on such as no outdoor vehicle repair, no overnight animal boarding, and no retail sale of marijuana or cannabis. The plan also expressly prohibits gas stations, vehicle sales, self-storage, nightclubs, marijuana/cannabis dispensaries, and sexually-oriented businesses.

To mitigate flooding, the applicant plans to replace the existing retention pond with a new detention pond, as reflected in the plan set.

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 site is accessible from two access points on S. Valencia Street. The property is developed with an existing private driveway with circulation throughout the site, as well as existing pedestrian sidewalks throughout the development.

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

No significant physiographic features currently exist 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.

There will be no change to the footprint of the building. The applicant will be removing a non-permitted temporary retention pond that has overgrown and will be including a permitted detention pond, in addition to replacing the removed landscaping.

5-3.2. B.9 Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The project is removing an overgrown temporary retention pond that is unusable, and replacing it with a landscaped detention pond as well as a multi-use paved pad for employee use.

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

The application complies with the Land Development Code (LDC) and is in general conformance with 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 application proposes allowing more uses on a currently underutilized parcel. The proposal increases the diversity of businesses in the area by permitting more uses. The existing area is a mix of employment and residential. This application promotes access to employment and services in that it is located next to many high-density residential complexes. The proposed development is within a block of an RTD bus stop, allowing easy access to mass transit.

The Highline Canal trail is within .25 miles southeast of the development.

- 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 results in the establishment of new PUD uses that are generally consistent with the surrounding development and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3.3.A 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*

The proposed rezone does not propose any modifications to the standards and requirements to the permitted uses of the LDC.

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

The proposed plan meets applicable standards.

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.

PUBLIC COMMENT & NEIGHBORHOOD OUTREACH

No public comment was received by staff on this application by phone or email.

A neighborhood meeting was held on March 26, 2025, at the Eloise May Library. A total of 940 notifications were sent to the community and HOA's within a quarter mile of the subject property. A total of nine community members attended the meeting, and one community member who was not able to attend the meeting reached out after the meeting was held to voice comments. The comments received at these meetings are summarized as follows:

Neighborhood Meeting

- General Discussion

- a. A lot of discussion around the history of the site and the proposed expansion of allowable uses on site.
- b. The community was generally supportive of the expanded uses to serve the community.
- Questions/Answers:
 - a. Question: Will there be a new development and/or expansion of the building?
 - b. Answer: There will be no expansion of the building footprint.
- Concerns:
 - a. Crime and vagrancy in the general area (unrelated to the subject property).
 - b. Potholes in Valentia Street (unrelated to the subject property).

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, referral comments, and external agency input 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. The proposed SDPZ25-001, 1338 Valentia Street Specific Development Plan with Zoning, generally conforms to the Arapahoe County Comprehensive Plan and Four-Square Mile Sub-Area Plan.
2. The proposed SDPZ25-001, 1338 Valentia Street Specific Development Plan with Zoning, meets the Arapahoe County Zoning Regulations and procedures, including those stated in Sections 5-3.3.F.1 and 5-3.3.F.3 of the Land Development Code.
3. The proposed SDPZ25-001, 1338 Valentia Street Specific Development Plan with Zoning, complies with the General Submittal Requirements contained in Section 2-2.2 enumerated in the Arapahoe County Development Application Manual.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, the staff recommends approval of Case No. SDPZ25-001, 1338 Valentia Street Specific Development Plan with Zoning.

CONCURRENCE

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

PLANNING COMMISSION DRAFT MOTIONS

Conditional Recommendation to Approve

In the case of SDPZ23-001, 1338 Valentia Street Specific Development Plan with Zoning, 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 approval of this application based on the findings in the staff report.

Recommendation to Deny

In the case of SDPZ25-001, 1338 Valentia Street Specific Development Plan with Zoning, 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:

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

Continue to Date Certain:

In the case of SDPZ25-001, 1338 Valentia Street Specific Development Plan with Zoning, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

Engineering Staff Report

Referral Comments/Applicant's Responses

Specific Development Plan with Zoning Plan Set