



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

**PF21-002 Dove Valley V #20
Replat of L1-2 B11 Dove Valley V
Final Plat**

**Board of County Commissioners Public
Hearing**

**August 31, 2021
Presenter: Kat Hammer**



Applicant:

ARCO Specialty Construction, LLC

Property Owner:

BPG Dove Valley 2, LLC

Requesting to replat two existing
lots into one 23.95 acre lot

*Staff is also reviewing the associated
Administrative Site Plan (ASP21-006).*



Vicinity & Zoning Map



ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

West	Dove Valley V Filing No. 7, MU- PUD, Vacant and Digicomm International Inc.
North	Unplatted, MU – PUD, Vacant
East	Dove Valley V Filing No. 5, MU- PUD, Vacant
South	Dove Valley V Filing No. 13, MU-PUD, Vacant



Discussion: Comprehensive Plan



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Designated as Employment

Employment Centers are slated for primary uses including research and development offices, major services and office center complexes, warehousing and light industrial uses, and major educational facilities.

This application complies with seven Goals, Policies and Strategies of the Comprehensive Plan (see the Board Summary Report (BSR) for more details)



Discussion: Land Development Code



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Section 5-6.3 of the LDC provides approval criteria for Final Plat applications, the approval criteria is summarized below and also explained in the BSR:

1. Evidence that water supply is sufficient
2. Evidence that adequate sewage disposal is available
3. Evidence that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed uses of these areas are compatible with conditions
4. Compliance with all applicable zoning regulations
5. Compliance with Mineral Resources Areas
6. Evidence that the applicable school district can adequately serve the expected student population



Discussion: Referral Comments



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Staff is recommending three conditions of approval to address referral agency comments and concerns, specifically:

1. Prior to signature of the final copy of the plat, the applicant must address Public Works and Development Staff comments and concerns.
2. The applicant will meet all of South Metro Fire and Rescue requirements and provide the County with a will-serve letter prior to signature of the final copy of the plat.
3. The applicant will meet all of Arapahoe County Water Wastewater Authority (ACWWA) requirements and provide the County with an updated will-serve letter prior to signature of the final copy of these plans.



Staff Findings:



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1. Staff finds that the proposed PF21-002, Final Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PF21-002, Final Plat meets the Arapahoe County Zoning Regulations and procedures.
3. The proposed PF21-002, Final Plat meets the criteria for Final Plat approval as outlined in Chapter 5, Section 5-6.3 of the Land Development Code and in the Land Development Code – Subdivision Regulations.
4. The proposed PF21-002, Final Plat is in conformance with the Preliminary Plat and Master Development Plan, as amended, approved by the Board of County Commissioners.



Recommendation:



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Staff is recommending the BoCC approve this application with the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. The applicant will meet all of South Metro Fire and Rescue requirements and provide the County with a will-serve letter prior to signature of the final copy of the plat.
3. The applicant will meet all of Arapahoe County Water Wastewater Authority (ACWWA) requirements and provide the County with an updated will-serve letter prior to signature of the final copy of these plans.





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