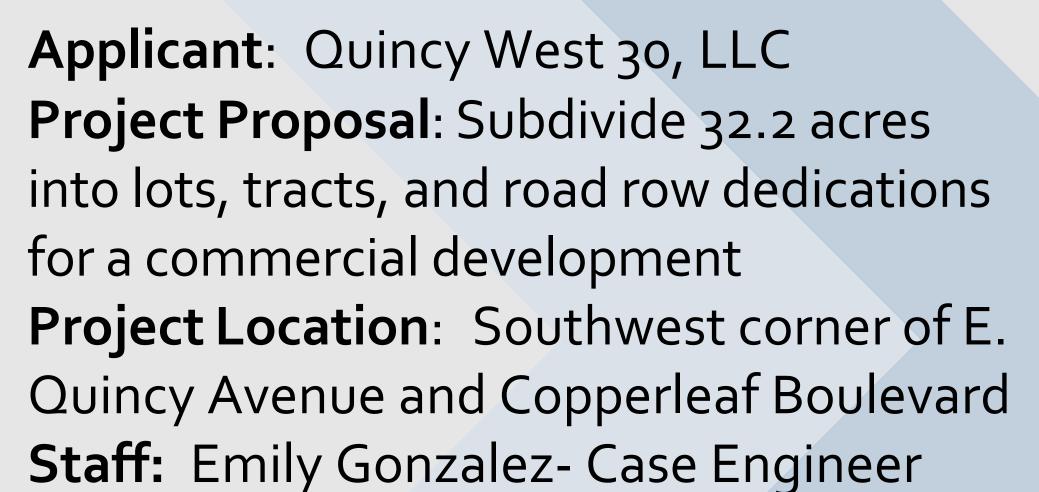


Copperleaf Filing No. 31 Preliminary Plat PP24-001

Board of County Commissioners Public Hearing

December 10, 2024









Vicinity & Zoning Map

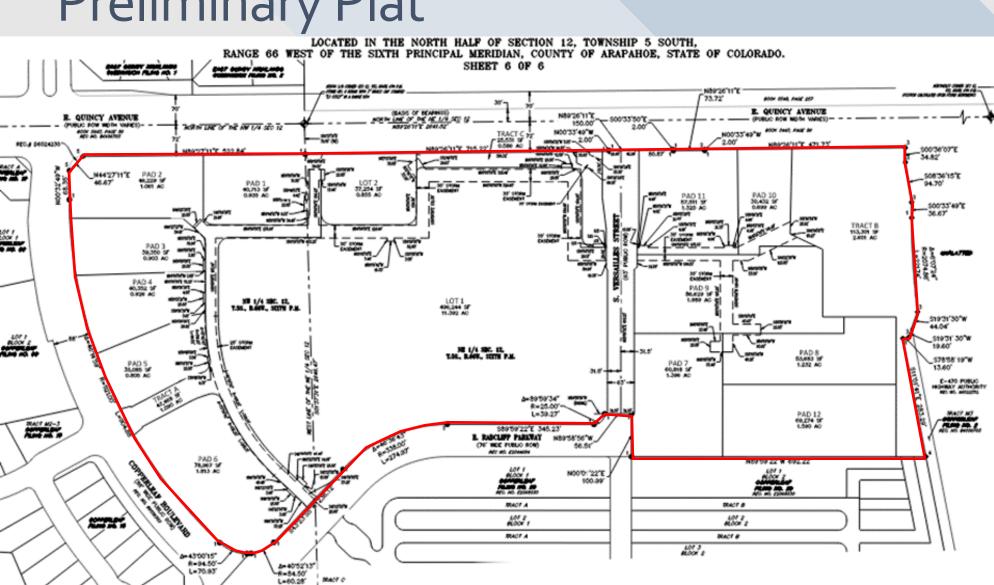




- Zoned: MU
- Surrounding properties:
 - Copperleaf Development SFD and SFA Residential, zoned MU
 - Arapahoe Park & Recreation
 District: open space
 - City of Aurora: SFD residential



Preliminary Plat





- 32.2 acres
- lots, tracts, and road row dedications.
- Lots range in size from 0.69 to 11.39 ac.
- Access: E. Quincy Ave., Copperleaf Blvd. & Radcliff Blvd.



Comprehensive Plan and Land Development Code



- Consistent with Comprehensive Plan and Land Development Code:
 - Infill development.
 - Adequate access to the development.
 - Development can be served (water, sanitary sewer, utilities).
 - Development can be served by sheriff and fire.
 - No on-site hazards soils, topography.
 - In compliance with the zoning regulations.



Referral and Public Comment



- Referral comments received.
 - Comments received stated that the property could be served or there were no concerns.
 - Five emails from the public stating they were in favor of the project.



Public Comment/Neighborhood Meeting



- Neighborhood Meeting held on January 10, 2003, 12 attended.
- Public Comments
 - Generally enthused that the development would be commercial/retail/office and not residential.
 - Excited that a grocery store is proposed in the development and what fresh food would be available.
 - Inquiry about who would operate the medical office proposed.
 - Concerns of school-aged children crossing Copperleaf Boulevard to go to the development.



Condition of Approval – PP



1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.



Conclusion



 Based on the findings in the staff report, staff is recommending approval for the Preliminary Plat.

