



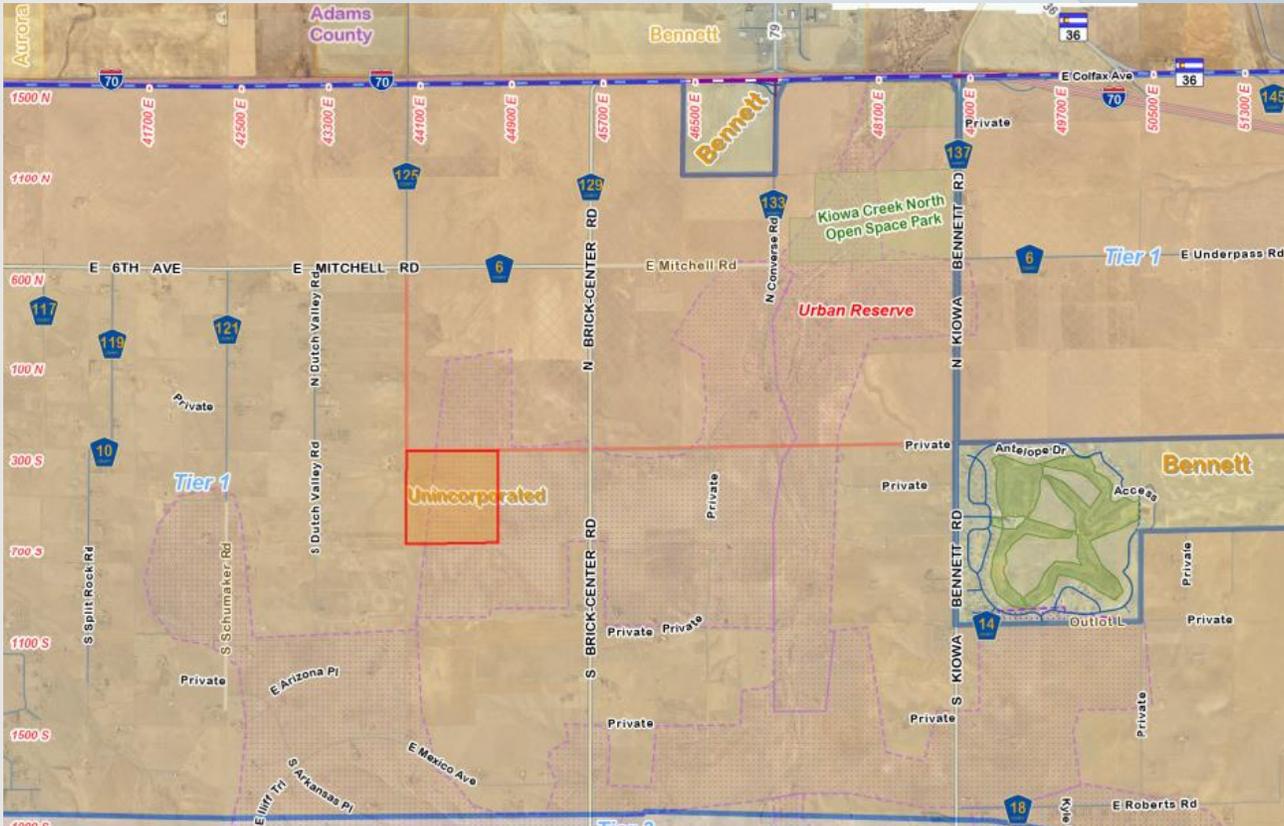
**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# CZ223-001 GREENLAND ESTATE ACRES REZONING

Public Hearing  
April 23, 2024

Presenter: Kat Hammer





Applicant: Beacon Real Estate Services

Property Owner: Greenland Investments, LLC

This 160.7-acre site is currently Zoned A-1 (19-acre minimum lot size)

The applicant is requesting to rezone the property to RR-B, Rural Residential (2.41-acre minimum lot size).

The applicant seeks approval of the rezoning request from the Board of County Commissioners.

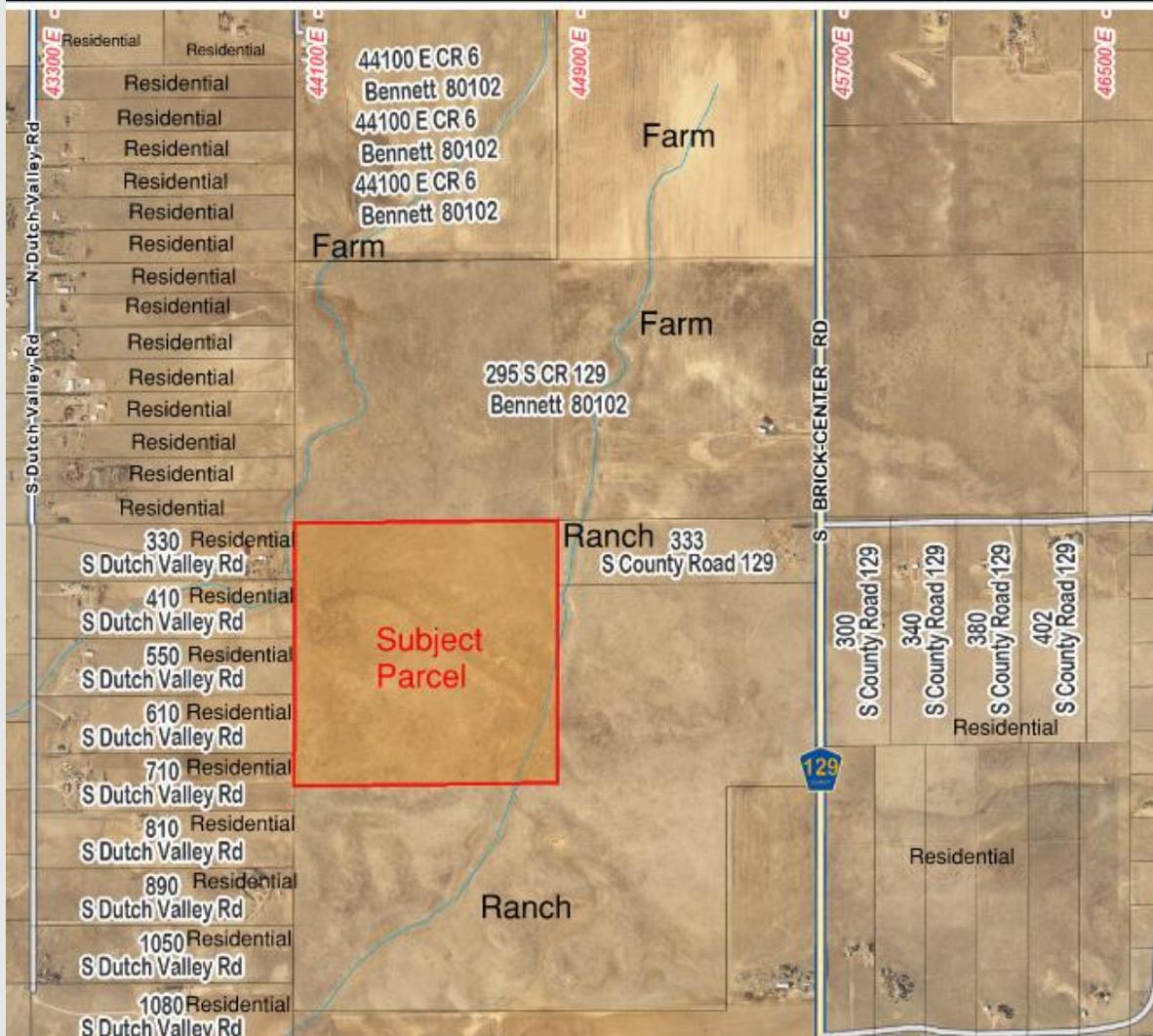
### ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

- North – A-1 zoned agricultural property
- South - A-1 zoned agricultural property
- East - A-1 zoned agricultural and residential property
- West - A-1 zoned agricultural and residential property

# Proposed Rezoning



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If this application is approved, the proposed rezoning would permit an increase in allowable residential density from 8 to 67 units.

If the Board of County Commissioners approves this application, the applicant will be required to receive approval of a preliminary plat and final plat before obtaining any building permits.



# Neighborhood Outreach & Public Comment



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Two public neighborhood meetings were held in August 2023

The first meeting lasted about one hour and had five attendees and the second meeting lasted for about an hour and a half and had 25 attendees. Attendees raised concerns regarding:

- Water
- additional traffic
- law enforcement
- Accessory Dwelling Units (ADUs)

Staff Received comments from four people during the review process. The main concerns include

- water usage
- crime rates
- noise and light pollution
- traffic congestion
- Impacts on the school system, law enforcement, and emergency responders



# Planning Commission Recommendation



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At the March 12, 2024, meeting, the Planning Commission voted 6-0, with one commissioner abstaining, to deny this application.

12 members of the public, 8 spoke in opposition and, 5 callers spoke in opposition

Bennett School District confirmed they would not have sufficient school resources to support the increase in students

The concerns voiced are summarized here:

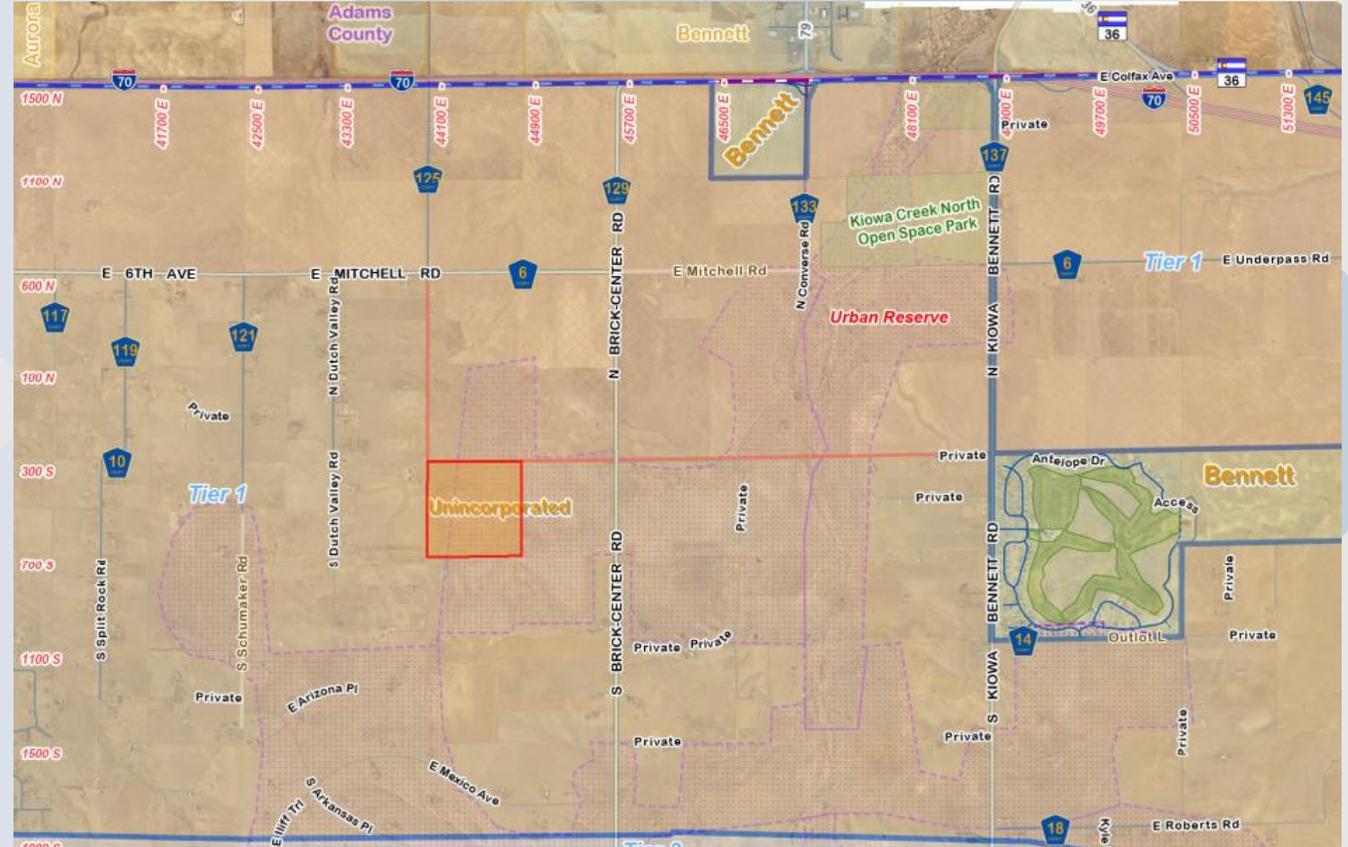
- Strain of additional wells to existing well resources.
- School overcrowding.
- Access roads backing up to property lines.
- Impacts to antelope migration route and prairie dogs moving onto established resident properties when development began.
- Traffic increase to existing and proposed roads not acceptable.
- Not a solution to Bennet housing shortage.
- Not enough public services as it was for current residents.
- Not the highest and best use of this type of property.
- Cost of proposed property, new wells, roads, and maintenance well over two million therefore not affordable or attainable.





# Comprehensive Plan

The site is designated as Tier One in the Comprehensive Plan and is south of the Urban Reserve Boundary.



# Comprehensive Plan



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The Plan acknowledges Tier 1 contains several square miles that have been subdivided into 2.5-acre and larger parcels with single-family homes.

Subdivisions of parcels <55 acres into urban and suburban scale lots only within Rural Town Center Planning Areas, subject to the availability of adequate infrastructure.

## **The proposal does not comply with following the Arapahoe County Comprehensive Plan and policies and goals:**

- GOAL T1&2 GM 1 – Ensure New Development is Compatible with Existing Land Uses
- Policy T1&2 GM 1.1 – Retain Very Large Lot Residential and Agricultural Uses in Tiers 1 and 2
- Strategy T1&2 GM 1.1(b) – Recognize Existing Semi-urban Development within Tier 1
- Strategy T1&2 GM 1.1(c) – Restrict the Rezoning of Properties for Large Lot Residential Development in Tiers 1 and 2



# Comprehensive Plan



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## *GOAL T1&2 GM 1 – Ensure New Development is Compatible with Existing Land Uses*

Large lot development is proposed

Large lot development may be compatible with Tier 1 – but only in certain circumstances

## *Policy T1&2 GM 1.1 – Retain Very Large Lot Residential and Agricultural Uses in Tiers 1 and 2*

Agricultural uses and very large lot residential development are appropriate uses

## *Strategy T1&2 GM 1.1(b) – Recognize Existing Semi-urban Development within Tier 1*

For parcels of 55 acres or less in Tier 1, the County can approve the continued development **only within** these parcels.

## *Strategy T1&2 GM 1.1(c) – Restrict the Rezoning of Properties for Large Lot Residential Development in Tiers 1 and 2*

The proposed lots sizes are not consistent with the desired rural character of Tier 1



# Discussion: Land Development Code / Rezoning



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The Board of County Commissioners may approve a Rezoning application if the proposal meets all of the 10 criteria in Section 5-3.2 of the Land Development Code:

- Recognize the limitations of existing and planned infrastructure
- ***Assure compatibility between the proposed development, surrounding land uses, and the natural environment.***
- ***Allow for the efficient and adequate provision of public services.***
- ***Enhance convenience for the present and future residents of Arapahoe County***
- Ensure that public health and safety is adequately protected against natural and man-made hazards.
- Provide for accessibility within the proposed development and between the development and existing adjacent uses.
- Minimize disruption to existing physiographic features.
- Ensure that the amenities provided adequately enhance the quality of life in the area.
- Enhance the useable open spaces in Arapahoe County
- ***Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.***



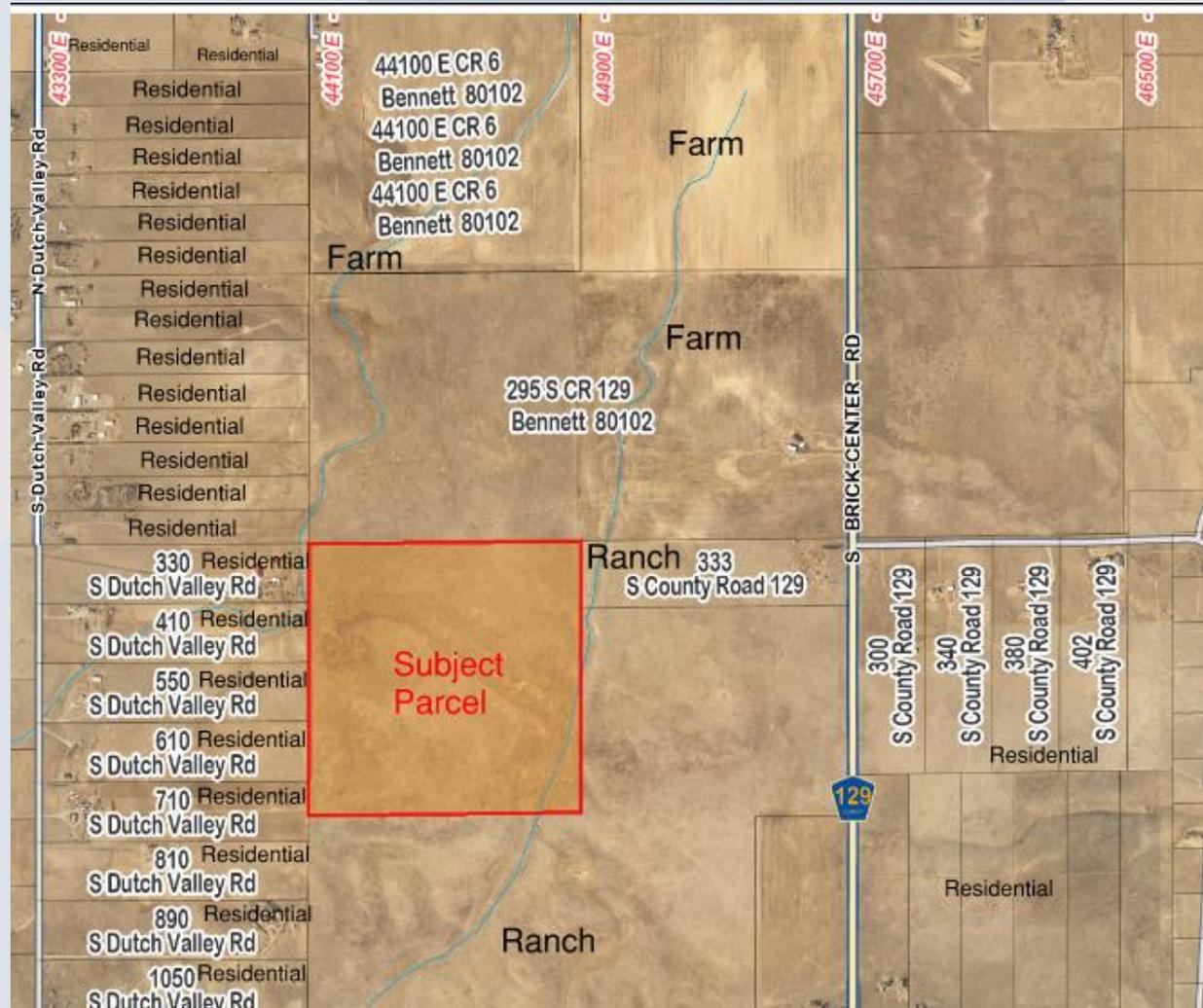
# Discussion: Land Development Code / Rezoning

*Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*

The surrounding properties are zoned A-1 and are primarily large lot agricultural and very large lot residential parcels with a 19-acre minimum



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# Discussion: Land Development Code / Rezoning



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## ***Allow for the efficient and adequate provision of public services.***

OEM does not find one access sufficient

BWFR has no objections but provided several requirements to be met

Bennett Watkins School District does not have adequate capacity to serve the additional students that would be generated

## ***Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities are near one another.***

The subject parcel is not located within proximity to any major employment or retail centers.

*The applicant is not proposing any dedicated open space on the subject parcel.*

## ***Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.***

As previously stated in this report, the application is not in conformance with the Arapahoe County Comprehensive Plan.



# Discussion: Referral Comments



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Staff requested comment from referral agency partners in August 2023, a copy of all referral agency responses is available on the agenda.

The main concerns were raised by the East Arapahoe County Advisory Planning Commission and the Bennett School District, who are both opposed to this rezone application.

Bennett School District is concerned that they will not have adequate capacity to serve the additional students from this development with the added unanticipated density.

The East Arapahoe Planning Commission has concerns about impacts to traffic, roads, public safety, and water with this increased density.



## Staff Findings:

1. The proposed CZ23-001, Greenland Estate Acres Rezoning, does not generally conform to the Arapahoe County Comprehensive Plan.
2. The proposed CZ23-001, Greenland Estate Acres Rezoning, does not meet the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-3.2 Rezoning (Zoning Map Amendment/Conventional Zone District) of the Land Development Code, specifically: approval criteria 5-3.2.B.2,3,4 and 10 outlined above in this report.

## Recommendation:

Staff recommends denial of Case No. CZ23-001, Greenland Estate Acres Rezoning, because the application is not in general conformance with the Arapahoe County Comprehensive Plan and does not meet the criteria for a Conventional Rezone found in Section 5-3.2 of the Land Development Code.





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