



## **PROPOSAL:**

The applicant is seeking approval to subdivide a 32.2-acre parcel into lots (also labeled as pads), tracts, and road right-of-way dedications. The lot sites range in size from 0.699 to 11.39 acres. The lots will be developed for retail, commercial, and neighborhood services. The tracts are designated for utilities, drainage, and landscaping.

## **BACKGROUND**

The subject property is located in Use Area M, Parcel M-4/Towne Centre 1 approved with the original Copperleaf Preliminary Development Plan (Z13-003). The Parcel M-4/Towne Centre 1 zoning allows a wide variety of retail, commercial, and neighborhood services, most of which were brought forward in the table of uses in the site's General Development Plan (GDP23-001), approved in the Fall of 2023. This Preliminary Plat application is running concurrently with a Specific Development Plan (SDP24-001) and Final Plat (PF24-003).

## **DISCUSSION**

Staff review of this application included a comparison of the proposal to 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Preliminary Plat Regulations; and 3) analysis of referral comments.

### 1. The Comprehensive Plan

**Comprehensive Plan:** The subject parcel is designated in the land use category of Regional Commercial. Regional Commercial uses include commercial activities with regional-level significance, providing general merchandise and comparison-shopping goods, rather than emphasizing convenience and/or neighborhood shopping. Primary uses include malls, "big box" centers, and auto dealerships. The associated Specific Development Plan land use chart lists a variety of uses that are allowed and considers regional uses that would have a regional draw along with local uses. This application complies with the Comp Plan designation.

This proposal complies with the Comprehensive Plan as follows:

*Policy GM 3.1 Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards*

The subject property is located within areas of low risk from natural and man-made hazards. The Colorado Geological Survey indicated that they don't have any objections to the development as proposed.

*GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a "will serve" letter.

*Policy PFS 4.3 - Require Adequate Wastewater Treatment*

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter.

*GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet in Existing and New Development*

The development can be served by utility providers.

*GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*

The Arapahoe County Sheriff’s Office and South Metro Fire Rescue do not object to the project.

2. Land Development Code – Subdivision Regulations

Section 5-6.2.B of the Land Development Code allows a Preliminary Plat to be approved if the proposal meets all of the following criteria:

A. *The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28133(6)(a) C.R.S.].*

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter.

B. *The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 3018-133(6)(b) C.R.S.].*

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter.

C. *The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions. [Section 30-281 33 (6) (c) C.R.S.]*

The Colorado Geological Survey has no objection to the approval of the Preliminary Plat or Specific Development Plan applications as proposed.

D. *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed development shall adhere to the Specific Development Plan.

E. *The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County LDC.*

The Mineral Resource Map B-8 doesn't cover the subject property.

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.

4. Public Comment

Comments that were received are in favor of the development. Especially, in the prospect of having a grocery store located within the development.

5. Neighborhood Outreach

A neighborhood meeting was held on January 10, 2024, and twelve people were in attendance. Neighbors were generally enthused to understand that the development is intended as a commercial/retail/office-related development and not any sort of additional residential. The comments received at this meeting are as follows:

a. Who is the grocer?

Response: All we can pass along now is that the anchor tenant on the project is a grocer intending to construct an approximately 120,000 SF facility with an associated fueling center. The grocery store will have an area for grocery pickup and hope to be able to formally announce the grocer soon.

b. Two parties in attendance indicated their interest in possibly purchasing/ leasing land from the developer.

Response: Their information will be passed along to the appropriate personnel on the developer's team.

c. Attendees made comments about how a local, fresh food option would be welcomed.

Response: The developer responded by reinforcing the grocery anchor as having those options and indicating various local and chain-related restaurants have reached out with interest in being included in the development.

- d. General questions were asked about who the operator of the medical office building might be.

Response: A similar response to the grocery operator questions was given as the developer does not have the authority to say at this time.

- e. A small group of attendees expressed some concern about the safety of younger pedestrians (school-aged children) possibly crossing Copperleaf Boulevard from the new commercial area enroute to their elementary school.

Response: The developer heard the concern and is brainstorming related actions in design.

### **STAFF FINDINGS:**

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

1. The proposed Preliminary Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed Preliminary Plat complies with the General Submittal Requirements contained in Section 2-15 enumerated in the Arapahoe County Development Application Manual.
3. The proposed Preliminary Plat complies with the Approval Standards contained in Section 5-6.2.B enumerated in the Arapahoe County Land Development Code.

### **STAFF RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends approval of Case No. PP24-001 Copperleaf Filing No. 31 Preliminary Plat, with the following condition of approval:

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

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed Preliminary Plat.
2. Continue to a date certain for more information.

3. Recommend denial of the proposed Preliminary Plat.

**CONCURRENCE:**

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

**PLANNING COMMISSION DRAFT MOTIONS – CASE NO. PP24-001 COPPER LEAF FILING NO. 31 PRELIMINARY PLAT:**

Conditional Recommendation to Approve

In the case of PP24-001 Copperleaf Filing No. 31 Preliminary Plat, 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, subject to the following condition:

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

***Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:***

Recommendation to Deny

In the case of PP24-001 Copperleaf Filing No. 31 Preliminary Plat, 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 PP24-001 Copperleaf Filing No. 31 Preliminary Plat, 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 Response Letter  
Exhibit



6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

February 22, 2024

Arapahoe County PWD/Planning  
Planning Division  
6924 S. Lima St.  
Centennial, CO 80112

**Re: Preliminary Plat - Application Letter of Intent**  
Copperleaf Commercial

Dear Public Works and Development,

Galloway & Company, Inc, on Quincy West 30 LLX, is pleased to submit this application for a new commercial Preliminary Plat located within unincorporated Arapahoe county. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027). The project includes ~32 Acres and is currently governed by the Copperleaf Commercial GDP.

The proposed project includes project details for land areas that lie within the previously identified planning areas of PA-1 and PA-2 in the Copperleaf GDP. The Preliminary Plat provides the expected/intended lots, tracts and anticipated R.O.W dedications.

It is the applicant's intent to follow this Preliminary Plat with processing of approvals for a Final Plat and subsequent ASP's being filed by various end users for each of the individual lots. This Preliminary Plat package is being submitted with the associated civil construction documents that show the design for the infrastructure of utilities and shared access drives. A will-serve letter from East Cherry Creek Valley Water and Sanitation District is included with this application materials.

We look forward to working with you to obtain approval of the Copperleaf Commercial Preliminary Plat proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,  
**Galloway**

Aaron McLean  
Development Services Project Manager  
Galloway & Company Inc.  
303-962-8516  
[aaronmclean@gallowayus.com](mailto:aaronmclean@gallowayus.com)





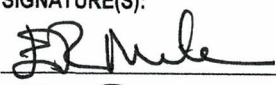
**ARAPAHOE COUNTY**

**Arapahoe County  
Public Works and Development  
Planning Division**  
6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

### Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

<b>APPLICANT NAME:</b> Galloway & Company, Inc.	<b>ADDRESS:</b> 5500 Greenwood Plaza Blvd Greenwood Village, CO 80111  <b>PHONE:</b> 303-962-8516  <b>EMAIL:</b> aaronmclean@gallowayus.com	<b>CONTACT:</b> Aaron McLean  <b>TITLE:</b> Project Manager
<b>OWNER(S) OF RECORD NAME(S):</b> Quincy West 30 LLC	<b>ADDRESS:</b> 7800 E Union Ave Ste 420 Denver, CO 80237  <b>PHONE:</b> 3038772840  <b>EMAIL:</b> rmiller@magnadevco.com	<b>SIGNATURE(S):</b>  Eric R Miller  Manager
<b>ENGINEERING FIRM NAME:</b> Galloway & Company, Inc.	<b>ADDRESS:</b> 5500 Greenwood Plaza Blvd Greenwood Village, CO 80111  <b>PHONE:</b> 303-962-8516  <b>EMAIL:</b> aaronmclean@gallowayus.com	<b>CONTACT:</b> Aaron McLean  <b>TITLE:</b> Project Manager

Pre-Submittal Case Number: Q 23 - 096 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.):	2073-12-1-10-043
Parcel Address or Cross Streets:	SEC of Copperleaf Boulevard and E Quincy Avenue
Subdivision Name & Filing No:	Copperleaf Filing No 27

	EXISTING	PROPOSED
Zoning:	Copperleaf Commercial GDP	Copperleaf Commercial GDP
Project Name:	Copperleaf Commercial	Copperleaf Commercial
Site Area (Acres):	27.4	27.4
Density (Dwelling Units/Acre):	N/A	N/A
Building Square Footage:	Vacant	TBD
Disturbed Area (Acres):	N/A	27.4

**CASE TYPE (S)**

Specific Development Plan  Preliminary Plat

**THIS SECTION IS FOR OFFICE USE ONLY**

Case No:	Assigned Planner:	Assigned Engineer:
TCHD Fee: \$	Planning Fee(s): \$	Engineering Fee(s): \$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.