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September 22, 2025

Arapahoe County Public Works and Development

Planning Division

6924 South Lima St.

Centennial, CO 80112

Letter of Intent

Re: Q25-046 Residences at Platte Canyon – General Development Plan (GDP)

Dear Public Works and Development,

Our company, PCS Group, on behalf of the applicant, Highland Development Company (c/o Dash Stethem), is proposing a project within unincorporated Arapahoe County. This project is located at the following addresses 7850, 7852, 7860, 7862, & 7880 S Platte Canyon Rd. Littleton CO 80128 (parcel ID: 2077-31-2-00-043 & 41 & 42 & 024 & 018 & 029 & 030 & 039) and totals approximately 11.17 (including Jeffco Parcel) acres (486,565 sq. ft). These properties are currently zoned MU, R-1-A, OS.

This application would seek to re-zone the property from MU, R-1-A, and OS to planned unit development (PUD). This project is proposing all single family detached homes in a density range of 4-6 dwelling units per acre. However, to offer flexibility to this GDP document applicant seeks allowable uses of single family attached and townhome residential products with a density of up to 16 DU/AC. There will be two access points from S. Platte Canyon Road into the property. The proposed plan will have a significant landscape buffer along the S. Platte Canyon Road edge and include a pocket park and detention on site. This



application will set the zoning for the property and standards for the development of the property.

Enclosed are the required documents for our first submittal of this application and we look forward to working with Arapahoe County staff on this project

Sincerely,

Matthew Norcross

PCS Group, Inc.





ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**

6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
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.

APPLICANT NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
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OWNER(S) OF RECORD NAME(S):	ADDRESS: PHONE: EMAIL:	SIGNATURE(S): _____ _____
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ENGINEERING FIRM NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
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Pre-Submittal Case Number: Q ____ - _____ Pre-Submittal Planner: _____ Pre-Submittal Engineer: _____

State Parcel ID No. (AIN no.): _____

Parcel Address or Cross Streets: _____

Subdivision Name & Filing No: _____

	EXISTING	PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

_____ _____ _____

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.



September 22, 2025

Revised: 12.08.25

Public Works and Development
Arapahoe County Planning Department
6924 South Lima Street
Centennial, Colorado 80112

RE: Narrative

Residences at Platte Canyon - General Development Plan (GDP)
Case No: GDP25-003

Dear Public Works and Development,

Our company, PCS Group, on behalf of the applicant, Highland Development Company (c/o Dash Stethem), is proposing a project within unincorporated Arapahoe County. This project is located the following addresses 7850, 7852, 7860, 7862, & 7880 S Platte Canyon Rd. Littleton CO 80128 (parcel ID: 2077-31-2-00-043 & 41 & 42 & 024 & 018 & 029 & 030 & 039) and totals approximately 11.17 acres (Including JeffCo parcel) (486,565 sq. ft). These properties are currently zoned MU, R-1-A & OS.

This application would seek to re-zone the property from MU, R-1-A, and OS to planned unit development (PUD). This project is proposing single family detached homes at a density of 4-6 dwelling units per acre. However, to offer flexibility to this GDP document applicant seeks allowable uses of single family attached and townhome residential products with a density of up to 16 DU/AC. There will be two access points from S. Platte Canyon Road into the property with primary access taken from the south end of the property aligned with West Canyon Trail. The proposed plan will have a significant landscape buffer along the S. Platte Canyon Road edge and include a open space and detention on site. This application will set the zoning for the property and standards for the development of the property.

Below are the approval criteria as described in the Arapahoe County Land Development Code:



Approval Criteria for all PUD Applications & General Development Plan (GDP) Applications
Rezoning Approval Criteria (Arapahoe County LDC Section 5-3.2A)

- 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.** The applicant and design team recognize there are challenges with every development project including the availability of utilities and the impact of traffic. An Initial traffic impact study has been conducted and will be updated throughout the planning processes (Specific and Administrative Site Plans) as unit counts, and housing types are finalized. Additionally, the applicant team is currently and will continue to work with local utility providers to ensure there is capacity and the ability to provide these critical infrastructure services to the proposed development.
- 2. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.** The existing uses surrounding the proposed development include multi-family (to the north and west) and single family detached housing (to the west) types, commercial uses (to the north and south), and open space (to the north and east). This development will be sensitive to the surrounding open space while also providing a housing type that will fit within the existing community which is diverse within the immediate surrounding area.
- 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 applicant and design team recognize the importance and availability for emergency services to the community. The design team is currently working with fire authorities (South Metro Fire) on access and service. Access to education facilities and community amenities is also a critical aspect of well planned developments. Thus far there has been no comment from Littleton Public Schools, but the applicant is committed to working with the local school district to ensure there is capacity. The proposed site is located adjacent to several open space areas with parks nearby, access to schools, libraries and other community amenities within 5 miles of the site.
- 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.** This proposed

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development is located approximately 5 miles from “downtown” Littleton, 13 miles from the City of Denver, and major thoroughfares such as 470, S. Wadsworth Blvd, and S. Santa Fe Drive (US 85) providing access to commercial districts, employment centers, and leisure activities.

5. Ensure that public health and safety is adequately protected against natural and manmade hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding

Protection from natural or manmade hazards is critical for a successful development and a safe community for future residents. There are no concerns related water pollution or flooding on this site. The project is not located near airport and should remain a non-issue for this development. Concerns about traffic have been raised during both the public outreach and review process- with this- noise levels can be a concern. Through the use of setbacks from the adjacent road (S. Platte Canyon Rd), privacy fencing, and high-quality building materials impacts from noise generated by traffic will be mitigated to the best extent possible.

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 proposed site is somewhat isolated with no direct access to adjacent neighborhoods or other uses. The site is compact and will be served by 1 loop road that takes primary access from S. Platte Canyon Rd. on the south end of the site. Thoughtful and safe pedestrian circulation throughout the site will be provided for future residents with possible connections to adjacent trails to the west, north, and east.

7. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements. There are no significant natural features on the proposed site. The site does slope west to east and the developer will work with this natural slope to take advantage of both development efficiencies and to help preserve views to the east for the existing residents to the west. There is no anticipated impact to the reservoir directly to the east of the site.



- 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.** The applicant plans on delivering a high-quality community to the area. By working with the natural slope of the site efforts will be made to preserve views to the open space on the east side of the site. Additionally, thoughtfully designed landscapes and well-planned amenity spaces will be provided to enhance the quality of life for future residents and existing neighbors.

- 9. Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.** An open space amenity will be provided on site for resident use. While this amenity will be private, it will be of high quality and give future residents an opportunity to recreate within their community. The applicant will work with Arapahoe County Parks and Opens Space to ensure all applicable codes and requirements are met.

- 10. Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.** The applicant will comply and abide by all applicable codes and requirements. The applicant believes they are generally in conformance with the Arapahoe County Comprehensive Plan.

PUD Approval Criteria (Arapahoe County LDC Section 5-3.3.F.1a & 5-3.3.F.2)

- 1. It generally conforms to the Arapahoe County Comprehensive Plan; and**
This project proposes housing opportunities and a safe, attractive neighborhood that will provide opportunities and places for social interaction in alignment with the County's vision to promote sustainable, stable, safe and attractive new neighborhoods with diversified housing options. Per the Urban Area land use plan, this area is defined as an urban residential area that allows for single family detached and attached housing, this project will propose single family detached homes. Additionally, this project is in alignment with the County's desire to see a density range of 4-16 DU/Acre on this site.

2. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.A; and

This project has available to it and the capability to provide water, sewer, drainage, and transportation systems to support the proposed project. This proposed project is all residential in nature and is surrounded on 2 sides, north and west with residential uses, and commercial uses to the south. A large reservoir is to the east of the project site. Applicable public uses such as fire, police and schools are a short distance away from the site - making the site serviceable to those public uses. This is an infill project and will have adequate access to job centers, commercial and service providers. The proposed plan will provide adequate protection from traffic noise, water pollution, airport hazards and flooding. This site has access to adjacent uses via existing road infrastructure and will have thoughtfully planned circulation within the site. Every effort will be made to have a minimal impact on existing physiological features. This plan will have amenity opportunities for the community including enhanced landscape areas and opens spaces to provide recreation and leisure opportunities for residents.

3. 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 project will be an improvement to the existing conditions of the site which consist of vacant unused land and a few single-family homes on large lots. The project will offer housing opportunities, while providing open space access, efficient circulation systems, and improvements to the utilities that serve the site.

4. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and

This project is ideal for a planned unit development district as the applicant seeks to offer a unique housing and community character, and the PUD process will allow for the flexibility needed to achieve a successful project based on current market demand and trends.



- 5. 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**

Any modifications needed to the standards and requirements of the Land Development Code to make this plan function efficiently and effectively for the future residents will be vetted with Arapahoe County planning and engineering staff.

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

This project will meet all applicable standards of the Arapahoe County Land Development Code.

GDP Criteria (Arapahoe County LDC Section 5-3.3.F.1a & 5-3.3.F.2)

- 1. The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties; and**

This project aligns with the Arapahoe County Comprehensive plan designation for this site as an Urban Area land use designation. This allows for both detached and attached single family homes with densities up to 16 DU/Acre. The proposed project will target these criteria while not having adverse impacts on adjacent properties which include single family detached homes to the west, multi-story apartments to the north, and commercial uses to the south.

- 2. It demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities; and**

The proposed plan will demonstrate an efficient layout of homes, circulation systems for vehicles and pedestrians while ensuring adequate utilities serve the site.

- 3. It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and**

The proposed site is somewhat isolated from its surroundings. However, this plan will propose two access points to S. Platte Canyon Road to enter and exit the community that aligns with existing roads on the west side of S. Platte Canyon Road. Within the community an efficient pedestrian and street network will be provided. There are





large open space/landscape buffers to the north and south, the barrier of S. Platte Canyon Road to the west and a large reservoir to the east which prevents the site from integrating into the greater context of the neighborhood.

4. It provides or expands access to existing open space, and preserves and protects natural features; and

Enhanced landscape buffers and an open space area will be part of the design for the site. As mentioned above, the site is somewhat isolated in terms of connections to existing open space or recreation opportunities. Efforts will be made to preserve any critical natural features on site.

5. It includes efficient general layouts for major water, sewer, and storm drainage areas.

Utilities and drainage will be thoughtfully planned and designed for the site to provide the most successful outcome for the future residents.

Additional Criteria

1. The property has a shape or topography that constrains normal development practices.

While the property has an odd triangular shape the applicant is confident that an efficient site plan can be developed for the site. The natural slope of the site should aid in minimizing visual impacts to existing adjacent neighborhoods.

2. The project provides a suitable transition from existing adjacent lower-density residential land uses, such as:

Increased setbacks at common property lines;

The nearest single family detached homes are west on the other side of S. Platte Canyon Road, which is a state of Colorado highway. In addition to this barrier a significant landscape buffer will be proposed on the west side of the property to buffer against S. Platte Canyon Road and further increase the distance from the nearest single-family homes. Setbacks from the north, south, and east should not be an issue on this project.



- **Limiting maximum building heights adjacent to common property lines to two stories. Building heights may increase with increased distance from the common property lines;**

The plan will propose 2-story single family detached housing products.

- **Locating required open space or detention along common property lines; and**
Open space buffers and detention will be proposed along common property lines.

- **Other creative or similar transitioning methods.**

This site is rather isolated for an infill development and the applicant will consider any additional transition solutions if warranted.

- 3. The project avoids placing long building frontages along common property lines.**

The project will not be proposing long building frontages along common property lines.

- 4. The project is an infill development developing vacant or under-used parcels within existing urban areas that are already largely developed.**

This project could be considered an infill development as it is for the most part surrounded by existing development. The parcels that currently make up this property are largely vacant or under-used with the exception of 3 existing single family homes.

- 5. The project integrates into the existing neighborhood by providing sidewalk, trail, bike lane, open space or the linkages.**

As mentioned previously this site is somewhat isolated and there are no real opportunities to integrate into surrounding neighborhoods. Internal to the site features such as trails may be provided.

- 6. The project is in conformance with the County's Residential and Small Lot Residential Development Design Guidelines and Standards as established in the Land Development Code.**

This project will conform to all applicable residential and small lot design standards as outlined in the Arapahoe County LDC.

We look forward to working with County Staff on this exciting project.



Sincerely,
Matthew Norcross
PCS Group

