

# Arcadia Creek Subdivision Filing No. 1 Minor Subdivision PM22-006

## Board of County Commissioners Public Hearing

August 12, 2025



#### Applicant: Arcadia Creek LLC



Project Proposal: Subdivide a 1.92-acre parcel into two lots

**Project Location**: South and adjacent to W. Christensen Lane, between Jefferson County and Fox Hollow Subdivision

**Staff:** Joseph Boateng and Ceila Rethamel-Engineering Services, John Svechovsky- Mapping Division & Tiffany Clarke – SEMSWA

#### Vicinity Map



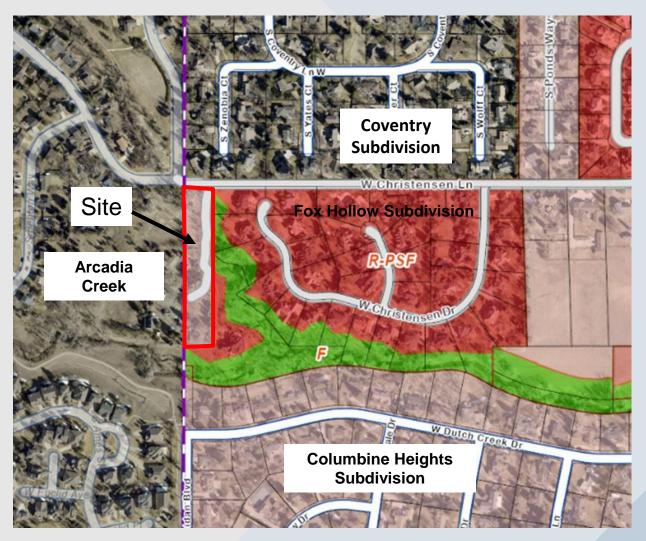


- Arcadia Creek 55+ age-restricted gated community
  - 23 lots located in Jefferson County
  - 2 lots located in Arapahoe County Access W. Leawood Drive and West Christensen Lane
- Coon Creek
- Existing road on-site that provides access to one residence in Fox Hollow Subdivision and the Jefferson County parcel.



## Vicinity & Zoning Map





- Zoned: R-2 Residential (R-2)
- Surrounding properties:

North – Coventry Subdivision:

East – Fox Hollow Subdivision: R-PSF

South - Fox Hollow Subdivision: R-PSF and F

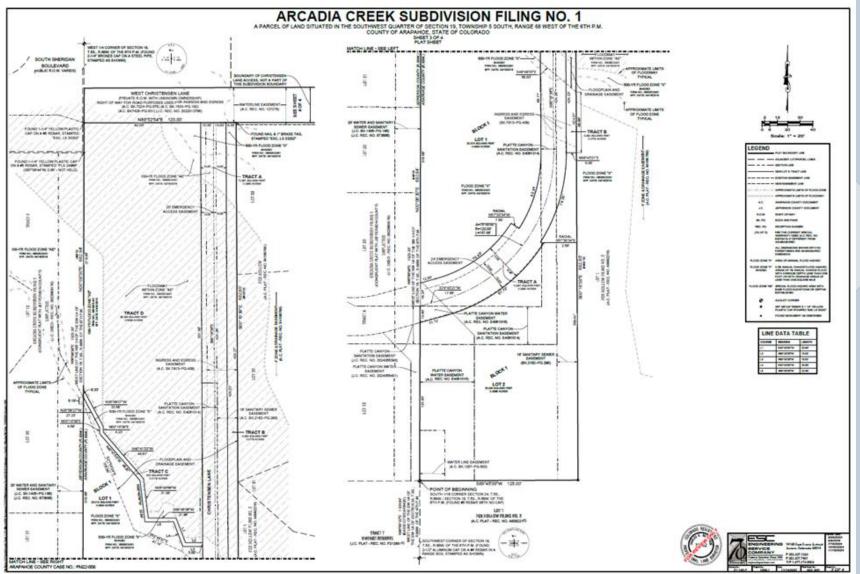
and Columbine Heights Subdivision, R-2

West – Jefferson County:



#### Minor Subdivision Plat





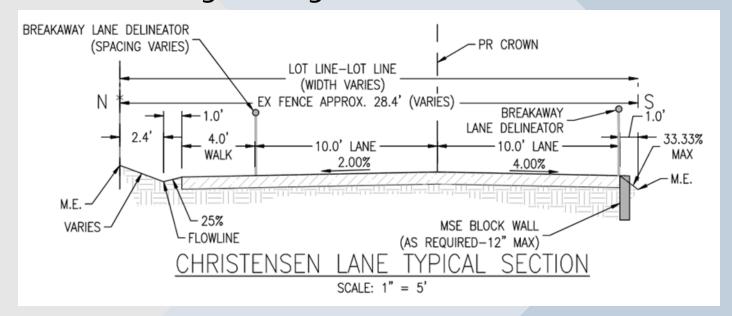
- 1.92 acres
- 2 SFR lots
- Access from W. Christensen Lane
- Entrances are gated
- Proposing upgrades to W.
   Christensen Lane
- Existing drive to be upgraded along with the culvert that carries flows from Coon Creek



#### W. Christensen Lane



 W. Christensen Lane will be repaved, striped and improvements made to the existing drainage structure.



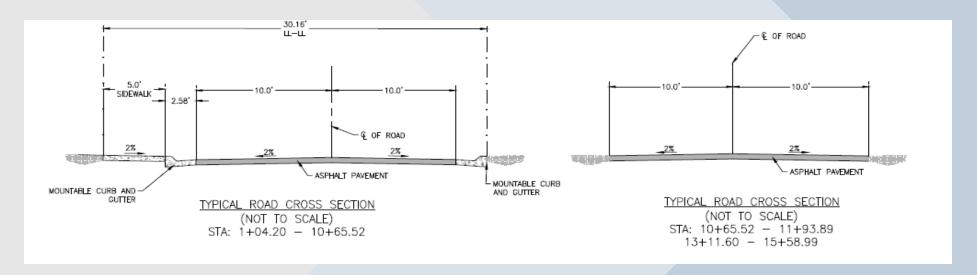
 The reflective vertical delineator which is flexible or breakaway serves as a visual and physical lane delineation between travel lane and pedestrian path. This is to solve the safety concerns raised by the citizens.



#### **Private Driveway**



Private drive improvements include 2-3 ft of widening and re-paving of the
existing surface, replacement of the existing 72" corrugated metal pipe with 21'
by 6' cast in place concrete box culvert.



 The improvements made on the private drive did not cause a significant increase in runoff to have an impact on Coon Creek water surface elevation.



#### Culvert



- The existing 72-inch corrugated metal pipe with a 21' by 6' cast-in-place concrete box culvert.
- The existing culvert was designed to pass less than a 2-year storm event and larger storms were overtopping the culvert. The proposed 21' by 6' cast-in concrete box culvert is designed to pass the 10-year storm event and will minimize the frequency of overtopping of the private drive. Storms more than the 10-year storm event would still cause flooding.
- The post-development condition significantly improves flood safety compared to the existing conditions.



#### Drainage



- The applicant is replacing existing inlets with Type 13 inlets providing full capture of runoff collected on Christensen Lane road.
- Off site flows from the Coventry Subdivision are being directed to the proposed inlets improvements. In general, flows from Coventry do not enter the roadside ditches as the existing design points discharge.
- Inlet capacity has been increased from the existing condition, allowing for more capture of the offsite run off. This helps facilitate the transport of runoff to Coon Creek.



#### Traffic



- The proposed project is anticipated to be 108 weekday daily trips.
  - Developments that generate less than 250 trips per day are exempt from completing a full traffic impact study. However, a traffic impact letter was requested that considered trip generation and distribution.
  - Two scenarios were considered for the traffic:
    - > One scenario considered 100% of the volume going to the Leawood Access and 0% going to West Christensen Lane.
    - The other scenario considered 70% (76 daily volume, peak hour (4 in the AM and 6 in the PM)) utilizing West Christensen lane, and 30% (32 daily traffic Volume, Peak hour (2 in the AM and 2 in the PM)) using the Leawood Access.
  - The two new access points, one at the west end of Christensen lane in Arapahoe County and one at the east end of Leawood Drive in Jefferson County will have gates, so through traffic from the general public will not be permitted.
- In summary, the Arcadia Creek will have a minimal traffic impact based on traffic assignment showing a very low traffic volume.

## Summary of Variance Requests Accepted



The following variance requests were reviewed and accepted by the Technical Review Committee.

- 1. Variance from standard 36-ft private roadway cross-section
- 2. Variance from requirement to have guardrail at proposed culvert and 4-ft sidewalk in roadway cross-section on the private drive
- 3. Variance to allow a crown for Christensen Lane
- 4. Waiver for detention pond

Additionally, public comment was received regarding safety for pedestrian and cyclist. TRC had originally denied use of wood bollards and recommended the flexible delineator as visual indicator of walkway.



## Comprehensive Plan & Land Development Code



- The subject site is located in the Comp Plan's land use category of Urban Residential/Single-Family Detached and Attached.
- The land use category density SFD is from 1 to 8 dwelling units per gross acre. The project's proposed density is 1.04 du/ac, which aligns with the SFD designation.
- Application complies with the LDC:
  - Meets minimum lot size (20,000 SF), minimum lot width (75')
  - Adequate access
  - Development can be served (water and sewer, utilities)
  - Development can be served by sheriff, fire, schools
  - Compatible with the surrounding area.



#### Referral Comment



Referral comments received.

S. Platte Canyon Water and Sanitation District: Able to serve the lots.

<u>SEMSWA</u> – Comments have been addressed.

MHFD – Comments have been addressed.

<u>Littleton School District</u>: Cash-in-lieu of land dedication for public school sites value is \$1,612.00.

South Metro Fire District: Capable of serving the property. All comments addressed.

<u>Sheriff</u>: Capable of serving the property.



#### **Public Comment**



#### • W. Christensen Lane – Safety

- Concern about increased traffic on the road.
- Existing conditions Pedestrians (school children, walkers), bikes, equestrians, and golf carts use the entire road.
- The proposed road cross-section provides a 4-foot pedestrian/bike lane, which meets rural road standards.
- Proposing to separate public from vehicular traffic by identifying the pedestrian path with vertical delineators.

#### W. Christensen Lane – Access

- Comments received believe the applicant doesn't have the right to use this road.
- The 2020 court ruling found that the applicant has "unrestricted and unlimited permanent rights of ingress and egress across and through West Christensen Lane, a private road, to and from South Platte Canyon Drive."

#### • W. Christensen Lane – Improvements

- Comments received that the applicant doesn't own the road and therefore can't make improvements.
- Ownership of this private road is unclear.
- The applicant has the right to use the road as per the court ruling and if the applicant is to use the road it has to be improved.
- The applicant is proposing to improve it.



#### **Public Comment**



#### • Culvert - Design

- Concern of increased flows of Coon Creek during storm events and improvements being located on adjacent properties.
- The existing culvert has the capacity for less than a 2-year storm event.
- The proposed design has the capacity for a 10-year storm event; culvert proposed will better accommodate the existing flows of Coon Creek and to reduce the overtopping of water on the driveway during rain events.
- A condition of approval has been set stating that all driveway improvements are to occur within the driveway or obtain an agreement with the affected landowner.



## Neighborhood Meeting



- Neighborhood Meeting held on May 9, 2022; 32 attended.
- Public Comments
  - Design of the overall development
  - Density of the development
  - Traffic, Trip Generated, Access
  - Safety
  - Improvements to and maintenance of W. Christensen Lane
  - Existing trees along W. Christensen Lane



## Conditions 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.
- 2. Prior to recording the final plan, the applicant shall pay a total cash-in-lieu fee of \$3,092.00. This cash-in-lieu fee shall be distributed as follows: Littleton School District: \$1,612.00; Public Parks: \$1,420.80; and Other Public Purposes: \$59.20.
- 3. The improvements to West Christensen Lane required to be constructed by the County Engineering Services Division and under County Standards or as approved by the Technical Review Committee for adequate access to the subdivision must be built within the surveyed bounds of the Lane as described in the Court Orders from *Jefferson Bank and Trust v. Russell, et al.*, Arapahoe County District Court Case No. 92CV2564 and in *Arcadia Creek LLC v. Absher, et al.*, Arapahoe County District Court Case No.2019CV31104, recognizing multiple rights of egress and ingress, and shall be constructed so as not to interfere with the use of existing recorded easements across, along or within West Christensen Lane.
- 4. Applicant shall develop a common maintenance agreement or otherwise provided for an agreed maintenance plan, as contemplated and required under the Arapahoe County Infrastructure Design and Construction Standards for private roads, with Fox Hollow HOA holding rights of egress and ingress under the Court Order in *Jefferson Bank and Trust v. Russell, et al.*, Arapahoe County District Court Case No.92CV2564. No building permits will be issued until such agreement, or plan has been approved by County staff.
- 5. All approved improvements to the "Driveway" for access shall be installed within the confines of the "Driveway" as defined in the Stipulated Quiet Title Decree in Laguna Builders, Inc., et al. v. Wieder, et al., Case No.94CV2094, unless otherwise agreed with the servient estate property owner as defined in said Decree.
- 6. Christensen Lane shall not be used for construction access.

#### Conditions of Approval - Added



7. The applicant shall cause the entirety of the Arcadia Creek Subdivision to at all times be an age restricted community for persons aged fifty-five and older (55+) consistent with, and as defined by, Public Law 104-76 - Housing Of Older Persons Act of 1995 (as may be amended) and as further set forth at 42 U.S.C. § 3607(b) (as may be amended) and at all times compliant with the same.



#### Conclusion



 Based on the findings in the staff report, staff is recommending approval for the Minor Subdivision.

