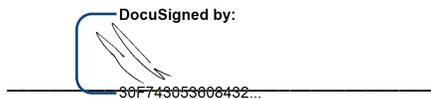




ARAPAHOE COUNTY

**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: LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL	ADDRESS: 2144 E. REPUBLIC ROAD, SUITE B201 SPRINGFIELD, MO 65804 PHONE: (417) 887-4242 EMAIL: BrettR@littlesunshine.com	CONTACT: BRETT ROUBAL TITLE: CEO
OWNER(S) OF RECORD NAME(S): THE LENNOX AT COPPERLEAF, LLC	ADDRESS: 1051 GREENWOOD SPRINGS BLVD Greenwood, IN 46143 PHONE: 317.886.7923 EMAIL: kyle@thegarrettco.com	SIGNATURE(S): 
ENGINEERING FIRM NAME: Entitlement & Engineering Solutions	ADDRESS: 3801 E Florida Ave, Ste 425 Denver, CO 80210 PHONE: 720-798-1184 EMAIL: michael.goodhue@ees.us.com	CONTACT: Michael Goodhue TITLE: Project Manager

Pre-Submittal Case Number: Q 23 - 036 Pre-Submittal Planner: Ava Pecherzewski Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.):	035511685 / 2073-12-2-34-002	
Parcel Address or Cross Streets:	4401 South Copperleaf Boulevard, Aurora, CO	
Subdivision Name & Filing No:	COPPERLEAF FILING NO. 30, LOT 2, BLOCK 1	
	EXISTING	PROPOSED
Zoning:	MU	MU
Project Name:		Little Sunshine Playhouse & Preschool
Site Area (Acres):	2.03	2.03
Density (Dwelling Units/Acre):	Vacant	N/A
Building Square Footage:	Vacant	10,967
Disturbed Area (Acres):	N/A	1.84

CASE TYPE (S)

 Administrative Site Plan

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.



3801 E Florida Ave, St 425
Denver, CO 80210

December 20, 2023

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

RE: Little Sunshine's Playhouse and Preschool, Aurora, CO (Q23-036)

Dear Public Works & Development:

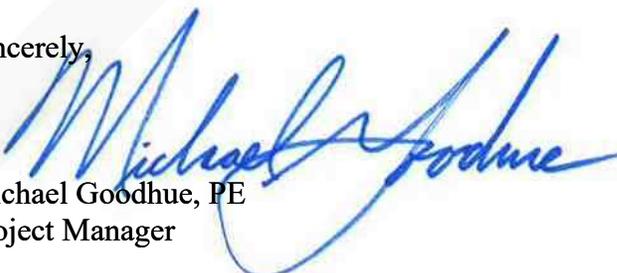
Our company, Entitlement & Engineering Solutions, on behalf of the property owner, The Lennox at Copperleaf, LLC, is proposing a project within unincorporated Arapahoe County. The project is the Little Sunshine's Playhouse and Preschool, to be located at 4401 S Copperleaf Blvd, Copperleaf Filing No. 30, Lot 2, Block 1, Parcel ID 2073-12-2-34-002. The project includes 2.03 acres (66,346 square feet) and is currently zoned MU.

Building square footage is 10,967 square feet. Floor area ratio (FAR) is 16.5%. Open space is 32,234 square feet (48.6% of site).

The owner is The Lennox at Copperleaf, LLC, and can be contacted at:
The Lennox at Copperleaf, LLC
1051 Greenwood Springs Blvd
Greenwood, IN 46143
Attn: Kyle McClammer
Phone: 317.886.7923

The developer is Little Sunshine's Playhouse & Preschool, and can be contacted at:
Little Sunshine Playhouse & Preschool
2144 E Republic Rd, Suite B201
Springfield, MO 65804
Attn: Brett Roubal
Phone: 417.887.4242

Sincerely,


Michael Goodhue, PE
Project Manager



**Arapahoe County Public Works & Development
Engineering Services Division Staff Report
4th Submittal**

Date: January 14th, 2025

To: Ernie Rose, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

Cc: Ceila Rethamel, *Engineering Services Division, Division Manager*
Case File

Re: Copperleaf Filing 30 – Little Sunshine’s Preschool
Final Development Plan Use by Special Review
FDP23-001 USR23-002

Scope/Location:

Entitlement & Engineering Solutions, on behalf of the property owner, The Lennox at Copperleaf, LLC, is proposing a project within unincorporated Arapahoe County. The project is the Little Sunshine’s Playhouse and Preschool, to be located at 4401 S. Copperleaf Blvd, Copperleaf Filing No. 30, Lot 2, Block 1, Parcel ID 2073-12-2-34-002. The project includes 2.03 acres (66,346 square feet) and is currently zoned MU.

Items included in the application:

- Construction Drawings
- Drainage Report
- Final Development Plan
- GESC Documents (Plan & Report)
- L & I Plans
- Traffic Impact Study
- Use by Special Review

Findings:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
 - East Cherry Creek Valley Water and Sanitation District (ECCV)
 - South Metro Fire Rescue District (SMFR)
2. This parcel is in the Unnamed Creek drainage basin.
3. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. The Copperleaf Development is excluded from this agreement with SEMSWA. GESC Permitting and review for this development will be handled by Arapahoe County.
4. This development lies within the airport influence area.
5. No variances have been requested/granted.

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services’ comments and concerns as identified within this report and project redlines.

Staff Comments:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

Construction Drawings

3. Please submit the signed and sealed construction drawings.

Drainage Report

4. Please submit the signed (developer and engineer) and sealed drainage report.

Final Development Plan

5. No additional comments.

Grading, Erosion and Sediment Control (GESC) Documents

6. Arapahoe County will be issuing the GESC permit and will require GESC collateral. Collateral amount will be determined as the higher of the two cost estimates: Interim/Initial \$21,107.40.
7. No further comments on GESC Report or Plans, please submit signed documents including cost estimates (developer and engineer).

Traffic Impact Study

8. No additional comments.

Use by Special Review

9. No additional comments.

Permits Required

1. Grading, Erosion and Sediment Control (GESC) Permit
 - Per agreement with SEMSWA the GESC for Copperleaf is reviewed and permitted by Arapahoe County.
2. Building Permit
 - As soon as you have an address assigned to the property, plans may be submitted to County Building Department for review concurrent with this land use application. Building permits are not released until all land development documents are approved.
3. Oversize/Overweight Vehicle Permit
 - This permit governs the use of Arapahoe County Roadways where vehicles exceed size or weight limitations as established by the State of Colorado or by Arapahoe County.



3801 E Florida Ave, Ste 425
Denver, CO 80210
www.ees.us.com
303-572-7997

December 18, 2023

Arapahoe County
Public Works and Development Planning Division
6924 S Lima St
Centennial, CO 80112

SUBJECT: Approval Criteria Narrative for Little Sunshine's Playhouse & Preschool
(Case No. Q23-036)

To the Arapahoe County Public Works and Development Planning Division:

Entitlement and Engineering Solutions provides the following discussion of the Approval Criteria requirements of the *Arapahoe County Land Development Code*, Section 5-4.1.B.

- 1. Whether the Administrative Site Plan is consistent with the underlying zoning.**
Underlying zoning is MU. MU indicates Mixed Use, which are intended to provide for mixed use development proposals in the unincorporated areas of Arapahoe County. This allows for any combination of commercial, industrial or residential uses permitted by an approved Preliminary Development Plan. This project will provide a preschool and daycare facility, which is compatible with this zoning.
- 2. Whether the Administrative Site Plan is consistent with the efficient development and preservation of the entire area within an approved Final Plat.**
This project preserves and continues the efficient development of the Copperleaf Filing No. 30 final plat. Access is provided at the north property line, across from an existing access internal to the development. Existing easements will not require modification.
- 3. Whether the Administrative Site Plan will adversely affect reasonable development expectations or the use and enjoyment of adjacent land or the public interest.**
There are no adverse effects on the reasonable development expectations or enjoyment of adjacent land or the public interest. This preschool and daycare will provide opportunities for education and child care services for the surrounding residential properties.
- 4. Whether the Administrative Site Plan will adversely affect the public health, safety and welfare.**
There are no adverse effects on the public health, safety, and welfare of the community.



3801 E Florida Ave, Ste 425
Denver, CO 80210
www.ees.us.com
303-572-7997

5. Whether the Administrative Site Plan meets the requirements of an approved Specific Development Plan or equivalent (if applicable).

A Specific Development Plan or equivalent for this lot was not determined from Arapahoe County Planning search.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Michael Goodhue', is written over a light blue circular stamp. The signature is fluid and cursive.

Michael Goodhue, PE
Project Manager

FDP23-001 & USR23-002 Little Sunshine’s Playhouse and Preschool Referral Agency Comments

Referral Agency	Referral Agency Comments	Applicant's Response
ARAPAHOE COUNTY ASSESSOR	No Comments	Acknowledged
ARAPAHOE COUNTY PWD MAPPING	Redlines on the plan set	Issue resolved
ARAPAHOE COUNTY TRAFFIC ENGINEER	No Comments	
ARAPAHOE COUNTY BUILDING DIVISION	Standard building comments for new construction.	Acknowledged.
ARAPAHOE COUNTY PWD/ZONING	Provide the square footage of the proposed wall sign	Issue resolved
CDOT DEPARTMENT OF TRANSPORTATION	No Comments	Acknowledged
CONOCO PHILIPS	No Comments	Acknowledged
ARAPAHOE COUNTY HEALTH DEPARTMENT	Any new childcare facilities or early child education programs must submit plans to Arapahoe County Health (ACPH) for review and approval before construction and/or opening.	Acknowledged
EAST QUINCY HIGHLANDS HOA INC	No Comments	Acknowledged
XCEL ENERGY PSCO	Must submit an application to Xcel for new natural gas or electric service or modifications to existing facilities. A separate document requires additional easements.	Acknowledged.
ECCV WATER & SANITATION DISTRICT	See letter dated 10/30/2024	
SOUTH METRO FIRE DISTRICT	Approved 08/05 2024	Issue resolved
SHERIFF – LAND USE REFERRALS	No comments.	Acknowledged
SHERIFF OEM	No comments.	Acknowledged.
COLORADO PARKS AND WILDLIFE	No Comments	Acknowledged.

Staff sent referrals to the following agencies and did not receive a response:

- | | |
|---|---|
| <ul style="list-style-type: none"> • ARAPAHOE COUNTY OPEN SPACE • ARAPAHOE COUNTY COMMUNITY RESOURCES • ARAPAHOE COUNTY ECONOMIC DEVELOPMENT • MILEHIGH FLOOD CONTROL/FORMERLY URBAN DRAINAGE • CDPHE/ COLORADO DEPARTMENT OF HEALTH • COLORADO GEOLOGICAL SOCIETY • COLORADO NATURAL GAS • DIV. OF WATER RESOURCE STATE ENGINEER GROUNDWATER | <ul style="list-style-type: none"> ARAPAHOE COUNTY LIBRARY DISTRICT COPPERLEAF HOA COPPERLEAF METROPOLITAN DISTRICT 1-9 ARAPAHOE PARK & REC DIST CHERRY CREEK SCHOOL DIST E-470 PUBLIC HIGHWAY AUTHORITY US ARMY CORPS ENGINEERS |
|---|---|



3801 E. Florida Ave, Suite 425
Denver, CO 80210
303-572-7997

September 03, 2024

Ernie Rose,
Arapahoe County Planning and Land Development
6924 S. Lima St
Englewood, CO 80112.

SUBJECT: Request for Waiver
4401 S. Copperleaf Boulevard,
Aurora, CO 80015
Little Sunshine's Playhouse Preschool

Dear Mr. Rose:

K2 Civil Consultants, as representatives of Little Sunshine's Playhouse & Preschool, request a waiver to allow for a reduction in the required number of parking spaces.

The proposed development is the construction of a Little Sunshine's Playhouse & Preschool (LSP) (10,967 +/- sf) as well as associated drives, walks, landscaping, and lighting, with a total disturbed area of approximately 1.84 ac. There will be one access point to the proposed site which is full access from the private drive north of the site. Due to existing site constraints including existing easements, parking spaces' layout and setbacks, we are providing 42 number of parking spaces, which is 95.4% of the required number of parking spaces of 44.

Per the current Arapahoe County Land Development Code (LDC) and the Copperleaf Towne Centre Development Plan (CTCDP).

Request: #1

Code Section : 4-1.3.B.3 of the 2019 LDC and Page 7 of The Copperleaf Towne Centre Design Guidelines

Requirement: 1 parking space per 250 sf, 44 parking spaces required for 10,967 GFA

Proposal: Provide 42 number of parking spaces (a reduction of 2 parking stalls or 4.6%) due to existing site constraints

Justification:

Section 4-1.3.B.3 of the LDC allows the applicant to request a reduction in parking requirements.

The Copperleaf Towne Centre Design Guidelines published May 24, 2004, states that waivers for reducing the parking standard can be sought at Final Development Plan (FDP), if it is not practical, feasible or may result in a less than appropriate design response. This statement applies to the



3801 E. Florida Ave, Suite 425
Denver, CO 80210
303-572-7997

subject site as showing additional parking spaces to the rest of the site will result in parking spaces oriented in parallel and in tandem, which is not allowed under the LDC.

The 2019 LDC required parking ratio is 1 space per 250 sf, the proposed parking ratio is 1 space per 261 sf or a 5 % reduction from the 2019 requirements.

According to the 2019 Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th addition the required parking ratio for a daycare use is 3.3 spaces per 10,000 sf, 1.3 spaces per employee and .021 spaces per student. The proposed development will have 25 employees and 135 students which will result in a required 39 parking spaces based on the 2019 ITE manual, well below the 42 spaces provided.

Little Sunshine's Playhouse & Preschool (LSP) is currently operating and developing approximately 10 preschools with this same program in the Greater Denver Area that operate efficiently with fewer parking stalls. There is currently an open facility in Arvada with 31 parking spaces and Parker with 35 spaces.

We invite you to review the above justifications and allow us to obtain a waiver for a reduction to the required number of parking spaces of 44 to allow for 42 parking spaces.

Should you have any questions, please do not hesitate to contact us.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Alpha Barry'.

Alpha Barry

Senior Engineer,

K2 Civil Consultants