



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

USR23-002 Copperleaf Little Sunshine's Playhouse & Preschool Public Hearing

**Arapahoe County Board of County
Commissioners
February 25, 2025**

Presenters: Ernie Rose, Senior Planner



Vicinity Map



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4401 S Copperleaf Boulevard



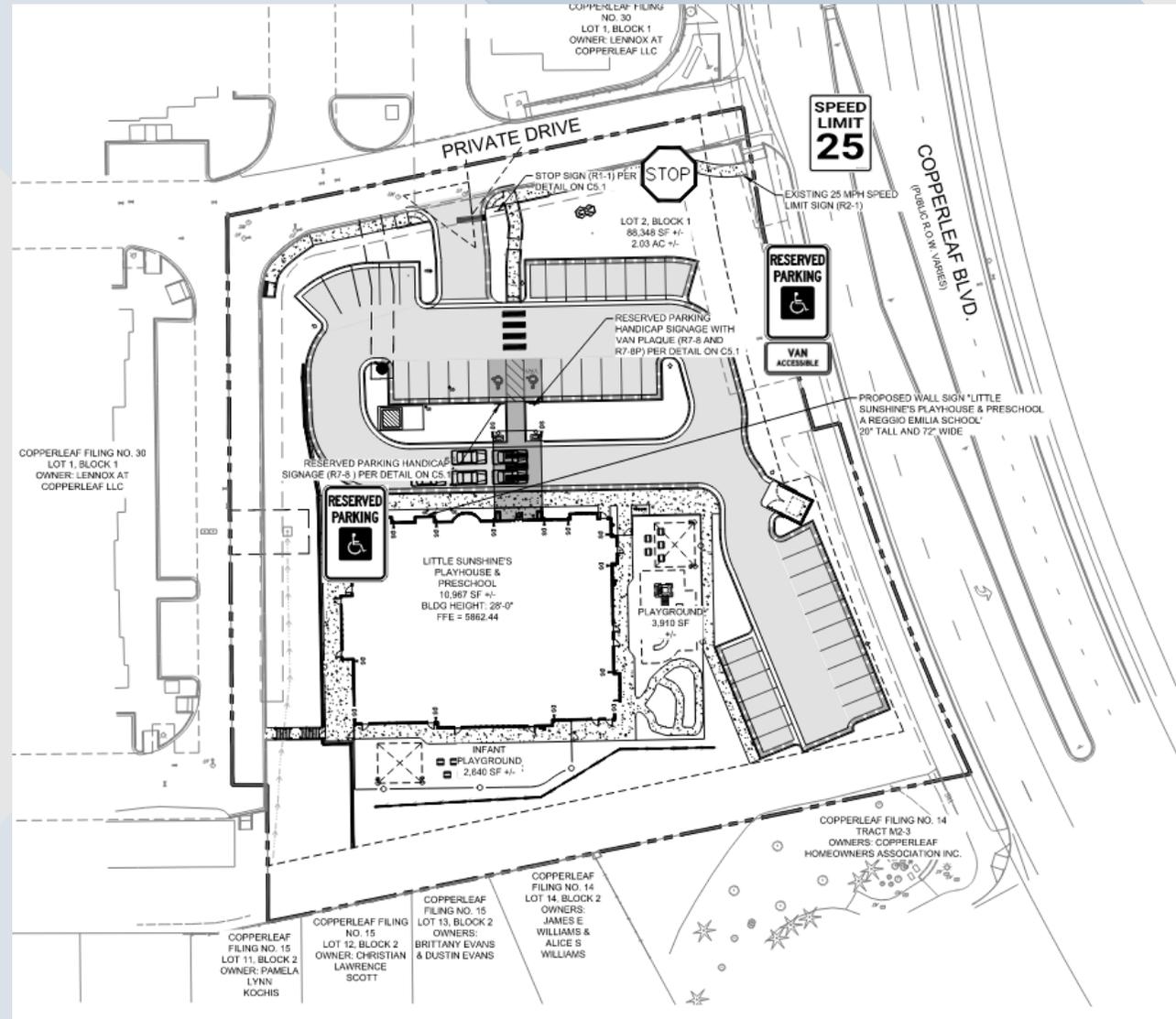
Proposal

Applicant: Little Sunshine's Playhouse and Preschool

Owner: The Lennox at Copperleaf, LLC

10,967 sq. ft., single-story childcare facility, including:

- 6,550 sq. ft. outdoor play areas
- Associated parking
- Sidewalks
- Landscaping



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Background

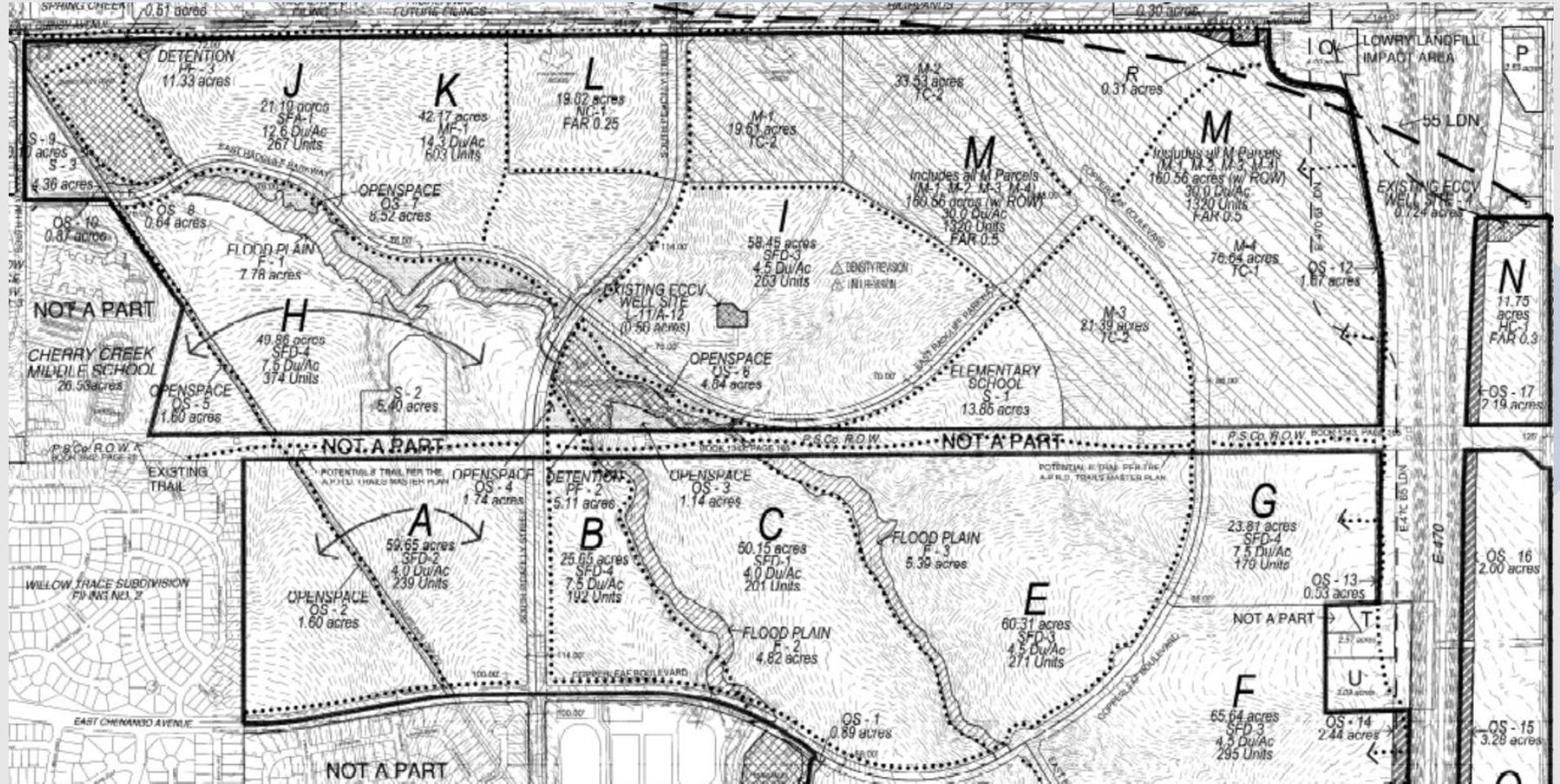


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Zoned MU-PUD
(Mixed Use- Planned
Unit Development)

Use Area M

Original Copperleaf
PDP and most recent
amendment to the
Copperleaf PDP
(A15-010 & Z16-009)





Discussion: Zoning Regulations & Approved PDP

Copperleaf Preliminary Development Plan (Z13-003)

- Use Area Parcel M
- Day Care listed as a Use By Special Review
- Site Plans reviewed by the Planning Commission through the Final Development Plan

Section 5.3.4.B of the LDC provides nine approval review criteria for a USR/FDP application.

As provided in the staff report, the staff believes the proposed FDP meets the criteria for approval.

USR/FDP application Site Plan reviewed by Planning Commission & BOCC – The BOCC is only acting on the Use by Special Review



Discussion: Comprehensive Plan



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Designated as Urban Residential in the Comprehensive Plan
The proposal is in conformance with the following Goals & Policies:

Policy GM 1.1 – Direct Growth to the Urban Area.

Goal EH1 – Expand the County’s Existing Economic Base

Goal GM 1.2 Encourage Infill Development and Redevelopment

Goal PFS11 – Ensure the Provision of Adequate Public Facilities and Services.





Discussion: Zoning Regulations & Approved PDP – Request to Vary from the LDC

Section 4-1.3.B.3 of the LDC allows the applicant to submit a request for a reduction of parking requirements (up to 10% of the total required parking) to the Planning Manager through a Land Development application.

The applicant requests that the County apply the 2019 parking requirements for this use because the PDP parking requirements allow for the use of subsequent parking codes adopted by Arapahoe County.

The applicant is requesting a 5% reduction based on the 2019 LDC parking requirements, which require 44 spaces; the applicant is proposing 42 parking spaces.

Staff supports a 5% reduction from the 2019 LDC parking requirements and believes 42 spaces are sufficient for the proposed use.

Referral and Public Comment



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- The applicant has addressed all external comments for this case. Any unaddressed comments will be handled during the building permit application and development process.

- Public comment: None

Neighborhood Meeting/ Outreach

- **Neighborhood Meeting**

- In December 2023, a neighborhood outreach meeting was conducted at the Southeast Aurora Recreation Center, located at 25400 E. Alexander Drive. Regrettably, no community members attended, and no public comments were provided during the meeting.
- In February 2025, an outreach letter was mailed to 61 properties within a 500-foot radius. A notice of the project was published in the Centennial Citizen, Littleton Independent, and Englewood Herald, and the property was posted. No comments were received.



Conclusion



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- Based on the findings presented in the staff report, the staff recommends the approval of the Use by Special Review for the proposed daycare center.

