



Arapahoe County

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Relay Colorado 711

Board Summary Report

File #: 25-018

Agenda Date: 1/14/2025

Agenda #: 7.a.

To: Board of County Commissioners

Through: Bryan Weimer, Director of Public Works and Development

Prepared By:

Molly Orkild-Larson, Principal Planner, Public Works and Development

Presenter: Molly Orkild-Larson, Principal Planner, Public Works and Development

Subject:

Copperleaf Filing No. 31 - Final Plat (case no. PF24-003)

Purpose and Request:

Quincy West 30, LLC, property owner, 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 and Discussion: 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 Final Plat application is running concurrently with an Administrative Site Plan (ASP24-008) for the development of a 123,000 square foot grocery store with gas station.

Fiscal Impact: No fiscal impacts are anticipated at this time.

Alternatives: The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Final Plat with Conditions of Approval as recommended by staff or with changes.

2. Continue to a date certain for more information.
3. Deny the Final Plat.

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☐ Be community focused

Staff Recommendation: Considering the findings in the attached staff report and other information provided herein, staff recommends approval of Case No. PF24-003, Copperleaf Filing No. 31 - Final Plat, subject to the following 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 the issuance of building permits for the development, all ECCV easements shall be recorded.
3. Prior to the issuance of the final copy of these plans, the applicant shall address all Xcel Energy comments.

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

Suggestion Motion(s): Draft Motions have been included as an attachment to the Board Summary Report.

Resolution: A draft resolution is attached to this report .