



Board Summary Report

File #: 26-056

Agenda Date: 2/3/2026

Agenda #: 6.b.

To: Board of County Commissioners

Through: Bryan Weimer, Director, 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:
PF25-006, Copperleaf Filing No. 32 - Final Plat

Purpose and Request:

The applicant, Galloway and Company, LLC, is seeking approval to replat Pads 4 and 5 of Copperleaf Filing No. 31, to create Pads 1 and 2, Block 1, Copperleaf Filing No. 32, to better accommodate future development on these lots. The new pad sites will be 1.132 acres (Pad 1) and 0.600 acres (Pad 2) in size. A General Development Plan and Specific Development Plan have previously been approved for commercial development on these parcels within the Copperleaf Commercial development located adjacent to Quincy Avenue and Copperleaf Boulevard.

A final plat review is necessary for this application since new easements are being created by this plat and dedicated to Arapahoe County.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The Copperleaf Final Plat No. Filing 31 (Case No. PF24-003) was recorded in January 2025. This plat created the subject lots, known as Pads 4 and 5, and is located on the west side of the development and adjacent to Copperleaf Boulevard. These lots have a five-foot utility easement running along each lot line, except the west property line, which has a 14-foot public use easement. With the creation of Pads 1 and 2, the two existing five-foot utility easements on both sides of the old lot line between Pads 4 and 5 will need to be vacated. An Easement Vacation application (VAC25-003) is running concurrently with this application to vacate these easements. Please refer to the attached staff report with additional details as to how this application meets the review criteria for approval.

Alternatives:

The BOCC has the following alternatives:

1. Approve.
2. Approve with conditions.
3. Deny the final plat application.
4. Continue to a date certain to obtain additional information.

Fiscal Impact: No fiscal impact associated with the application is anticipated.

Alignment with Strategic Implementation Strategies: This proposal is quasi-judicial and is evaluated against criteria in the Land Development Code.

Staff Recommendation: Considering the findings and other information provided herein, staff recommends approval of Case No. PF25-006, Copperleaf Filing No. 32 - Final Plat.

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