

# Residences at Platte Canyon General Development Plan

Arapahoe County Planning  
Commission

Case No. GDP25-003

May 05, 2026



## Project Team

An experienced and adept team is key to a successful project

- Highland Development Company
- Brightlighter Civil Engineering
- PCS Group Landscape Architecture + Planning
- SM Rocha, LLC – Traffic Engineering

All locally owned and operated firms with decades of experience along the Front Range.



# Highland Development Company

Our mission is to deliver exceptional residential communities through close collaboration across all phases of the project lifecycle—from early engagement and design to preconstruction and vertical execution.

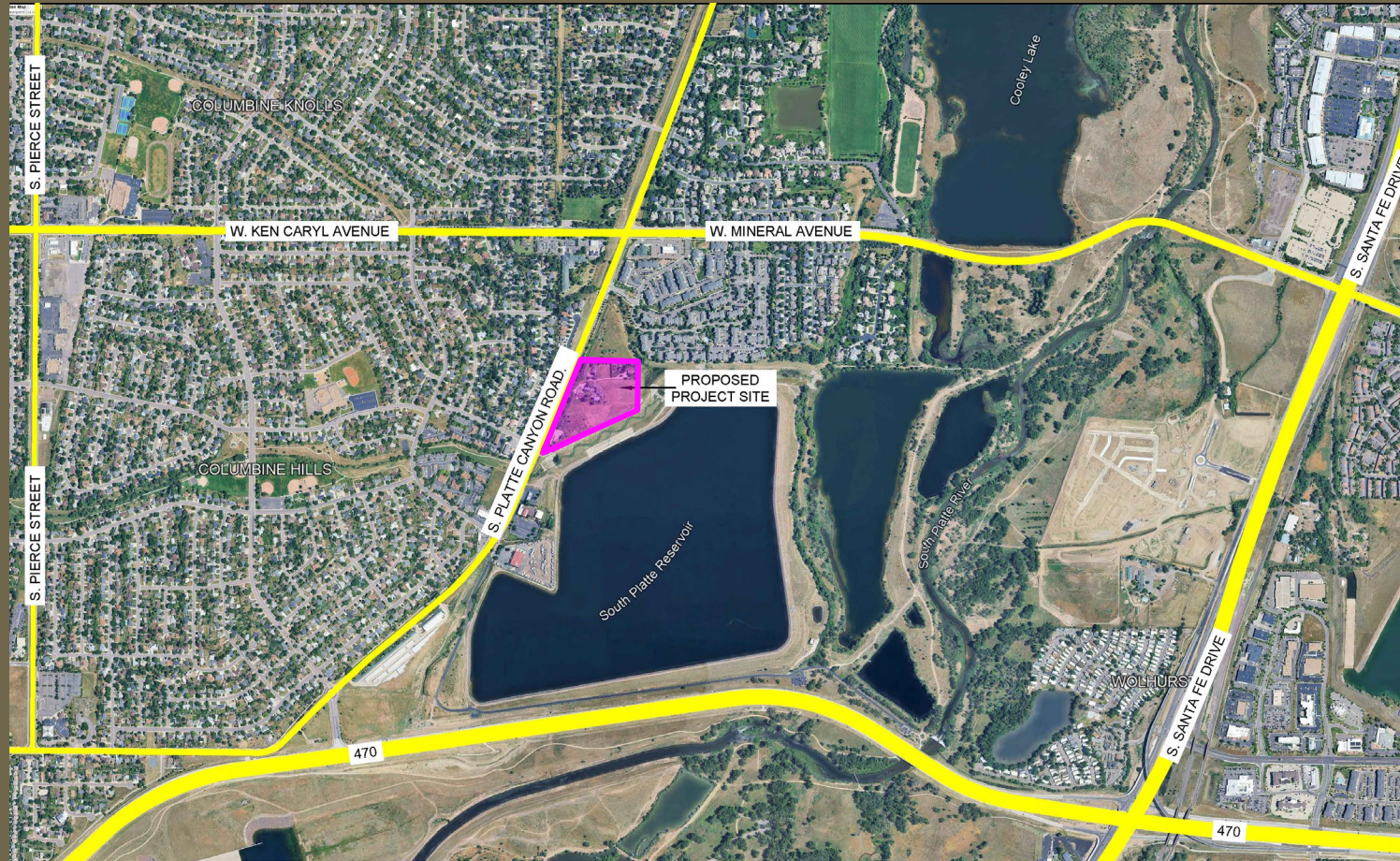
We operate as a fully integrated team, united by a commitment to integrity in process, uncompromising craftsmanship, successful partnership outcomes, and deliberate purpose in every decision we make.

Through intentional partnerships and holistic project strategies, we strive to create outcomes that are not only efficient and cost-effective, but enduringly valuable to the communities we serve.

Projects	Size	Units	For Sale or Rent
Sojourn Winter Park	17 Acres	200	For Sale
Berkeley Shores	5 Acres	89	For Sale
West Line Village	8 Acres	187	For Sale
Iota Apartments	7 Story Apartment	148	For Rent
Nightengale Condominiums	3 Story Condo	39	For Sale
Signalman Apartments	3 Story Apartment	52	For Rent



## Vicinity Map



- Unincorporated Arapahoe County
- Access off of S. Platte Canyon Road
- Open space buffers to the north and south of the site
- South Platte Reservoir to the east
- Combination of 8 parcels of land – All privately owned

## Existing Site



Urban Land Use Plan Image from Arapamap



### Site Size:

Approximately 11 Acres

### Site is currently zoned:

Mixed Use (MU) + Low Density Single Family Detached (R-1-A) + Open Space(OS)

### Arapahoe County Urban Area Land Use Plan:

Urban Residential - allowing Single Family-Detached – with a Max. Density 8 DU/AC. and/or Single-Family Attached housing with a required density range of 8-16 DU/AC.

### Proposed Zoning:

Planned Unit Development (PUD) that aligns with Urban Area Land Use Plan with SFD and SFA standards

## Community Meeting

- Meeting held on August 12, 2025
- Meeting location : Columbine Library – Littleton, CO.
- 51 Mail notices sent
- 12-15 Meeting attendees

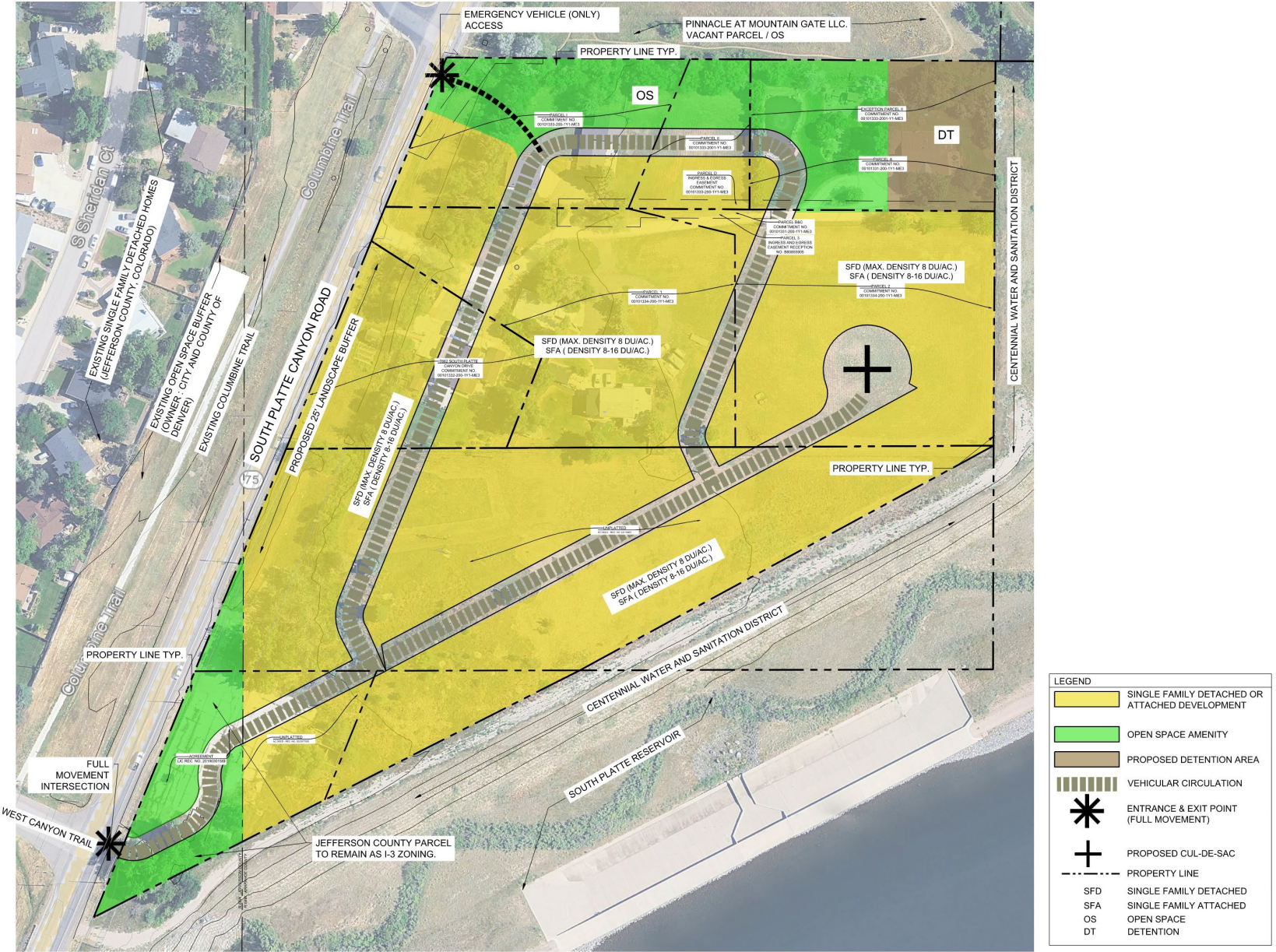


## Primary Concerns

- Increased traffic
- Speed along S. Platte Canyon Rd.
- Obstructed views

# Proposed GDP

- Proposed Zoning :  
Planned Unit  
Development (PUD)
- SFD density up to 8.0  
DU/AC.
- or
- SFA density range of  
8-16 DU/AC.
- Proposed to be for sale  
units



PROPOSED SITE

# Approval Criteria

## General Development Plan Approval Criteria

- The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties
- It demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities
- It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan
- It provides or expands access to existing open space, and preserves and protects natural features
- It includes efficient general layouts for major water, sewer, and storm drainage areas

## Planned Unit Development Approval Criteria

- It generally conforms to the Arapahoe County Comprehensive Plan
- It complies with the standards for conventional rezoning
- It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC
- It is consistent with the purpose of the Planned Unit Development District
- Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features
- The proposed plan meets the applicable standards of this LDC, unless varied by the PUD

# Questions and Comments

Thank You



# Conceptual SFA Plan



# Conceptual SFD Plan

