



## Board Summary Report

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**File #:** 23-652

**Agenda Date:** 11/14/2023

**Agenda #:** 7.b.

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**To:** Board of County Commissioners

**Through:** Bryan Weimer, Director, Public Works & Development

**Prepared By:**

Ava Pecherzewski, Development Review Planning Manager, Public Works & Development

**Presenter:** Ava Pecherzewski, Development Review Planning Manager, Public Works & Development

**Subject:**

GDP23-001, Copperleaf Commercial General Development Plan

**Purpose and Request:**

Applicant Galloway & Company, Inc., on behalf of owner Quincy West 30 LLC, proposes rezoning 32.2 acres consisting of four lots located at and adjacent to the southwest corner of E. Quincy Avenue and the E-470 Toll Road Right-of-Way, from MU to PUD. The submitted General Development Plan (GDP) depicts the four subject parcels, conceptual streets and access easement locations across the site, allowable land uses, and broad development standards.

GDPs establish broad zoning parameters such as allowed uses, maximum and minimum limits for dimensional controls like building height and setbacks, allowed density, and possible design guidelines or standards. If a GDP is approved, a subsequent Specific Development Plan would have to be approved by the Planning Commission at a public hearing, and a detailed Administrative Site Plan must be reviewed and approved before construction can proceed.

**Background and Discussion:** This application seeks approval of a rezoning that brings forward commercial, retail, and neighborhood services uses to this property. The proposed General Development Plan sets forth allowable land uses for the site as well as development standards related to building setbacks and maximum height. This General Development Plan will serve as the guiding zoning document as the project moves into a more detailed site planning phase. The GDP envisions a new north-south public street running through the center of the site (Versailles Street) which will have a signalized intersection at E. Quincy Avenue.

The site is just slightly one-quarter mile away from the Lowry Landfill Impact Area (LLIA). A stormwater detention pond is proposed on the northeast corner of the site adjacent to the E-470 right-of-way, which would appear to be the portion of this property within the LLIA, and it appears that no buildings would be located within the LLIA. During the referral agency comment period, Arapahoe County Health Department recommended that land uses such as daycares and hospitals, should not be permitted in the LLIA because of their interaction with vulnerable populations, such as young children and the elderly.

The Planning Commission held a public hearing on this matter on October 17, 2023, and voted unanimously (7-

0 vote) to recommend conditional approval of the proposed General Development Plan, with a condition that the applicant shall ensure that daycare and hospital uses are not located on any portions of the property within the Lowry Landfill Impact Area. One member of the public had questions and concerns about how the commercial development could affect stacking for vehicles headed south on E470. The applicant responded with additional information about signal locations and turn lanes. Please see the attached Planning Commission report for details regarding the application's compliance with the review criteria for approval of a General Development Plan application, as well as the Planning Commission Minutes from October 17, 2023.

**Fiscal Impact:** None.

**Alternatives:**

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

1. Approve the proposed Rezoning with conditions of approval.
2. Continue to a date certain for more information.
3. Deny the proposed Rezoning.

**Alignment with Strategic Plan:**

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

**Staff Recommendation:** Staff recommends approval of this application. Findings and other information supporting the staff recommendation for approval can be found in the accompanying staff report.

**Concurrence:** The Public Works and Development Planning and Engineering Services Divisions have reviewed the application. The Arapahoe County Public Works Department is recommending approval of this case based on the review of the application and findings provided in the accompanying staff report. The Planning Commission held a public hearing on this application on October 17, 2023, and unanimously recommended conditional approval of this General Development Plan, with a recommended additional condition that the applicant shall ensure that daycares and hospitals are not located on any portions of the property within the Lowry Landfill Impact Area.

**Suggestion Motion(s):** See attachment

**Resolution:** See attachment