



ARAPAHOE COUNTY

S. Gun Club Rd. & E. Belleview Ave. 2018 Comprehensive Plan Map Amendment LR22-008

Arapahoe County Planning Commission
Public Hearing, December 3, 2024



ARAPAHOE COUNTY

Four Square Mile Sub-Area Plan Map



Parcel Information

2073-21-4-00-008

2073-21-4-00-020

2017-21-4-00-032

Acreage:

37.5 acres, total

Current use:

Vacant

Land Use Classification:

Urban Residential / Single Family Detached and Attached”

Proposed Classification:

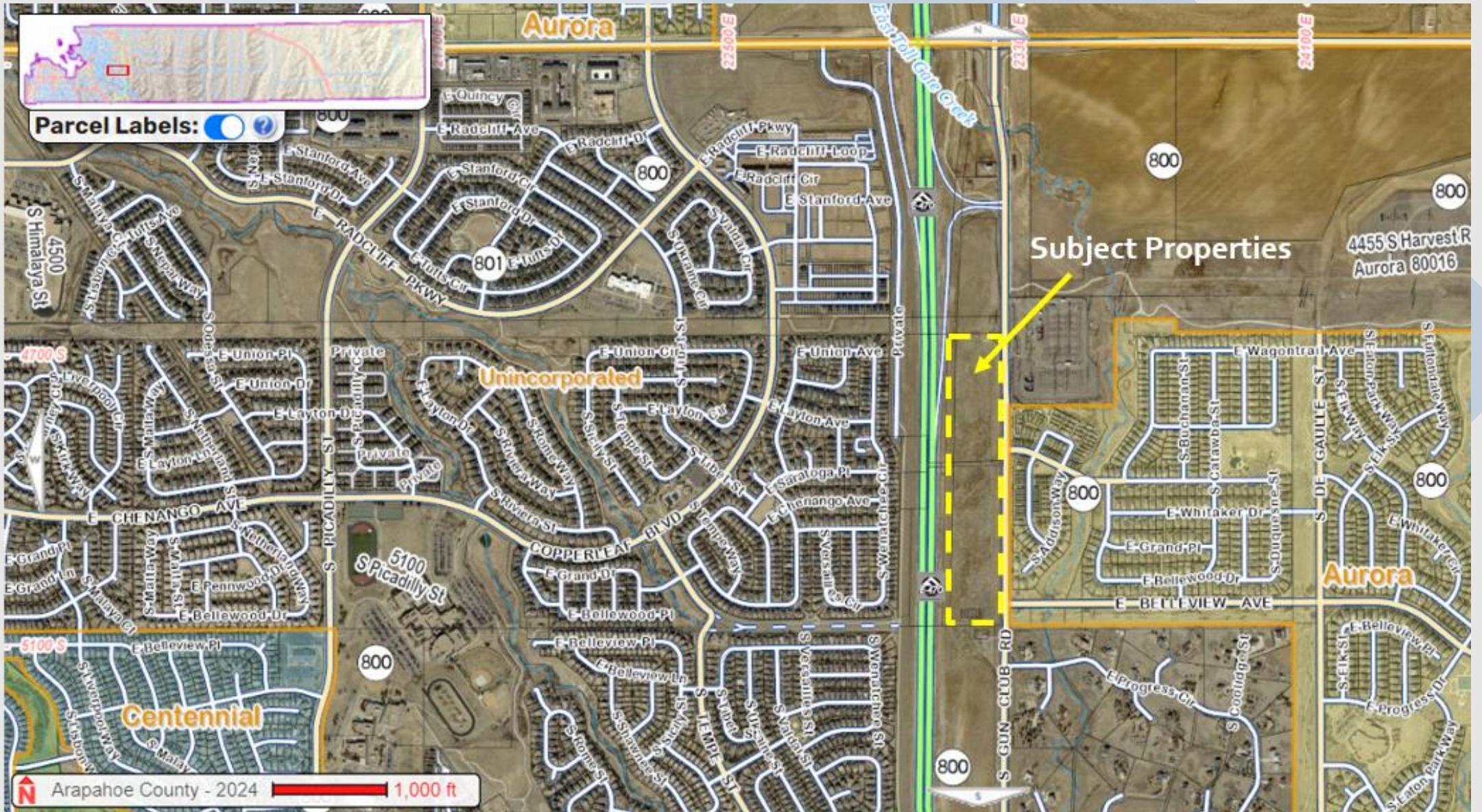
Multi-Family

Current Zoning

Copperleaf PUD

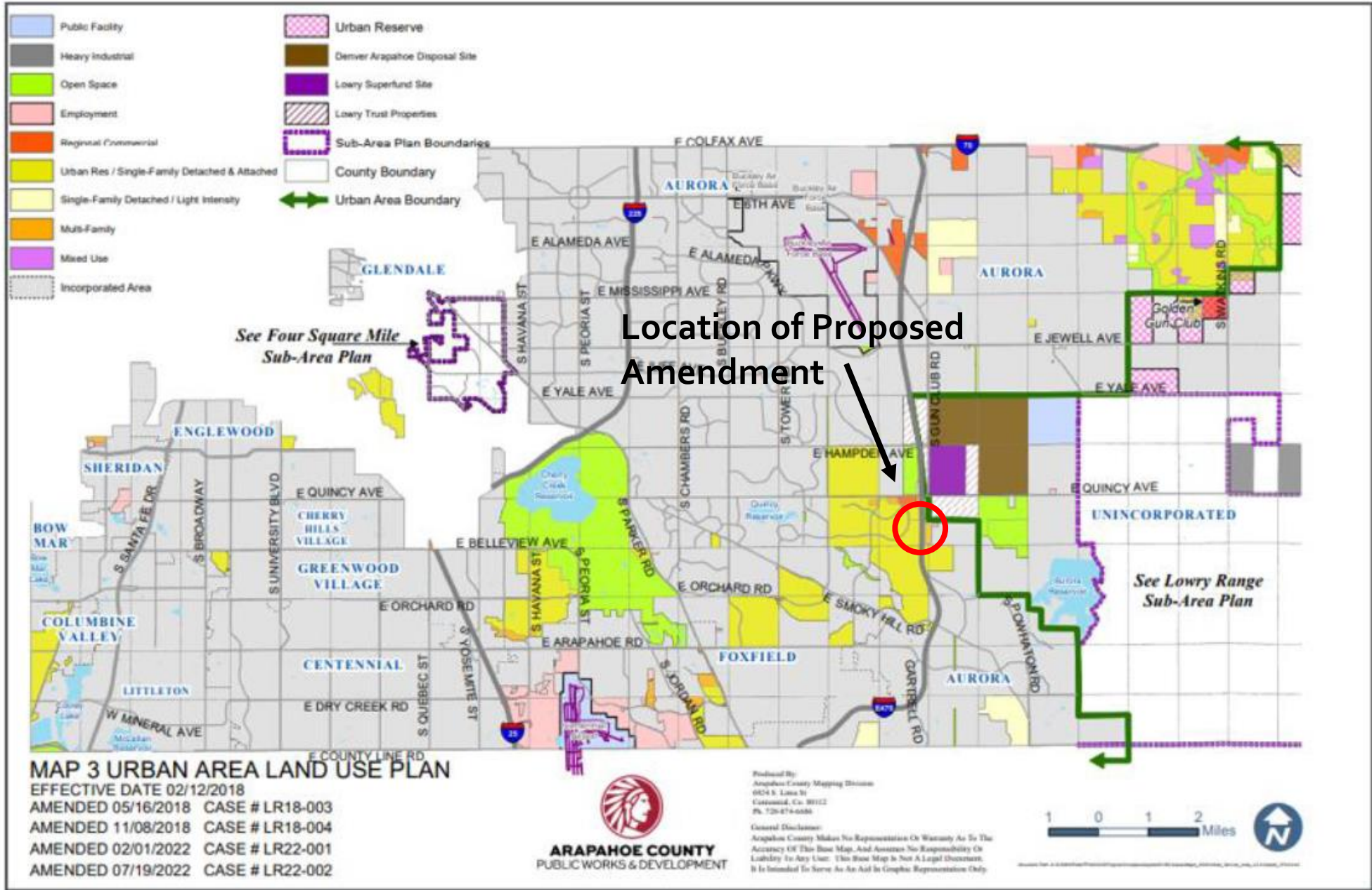


Vicinity Map and Aerial





ARAPAHOE COUNTY





Neighborhood Outreach, Public Noticing, and Reviewing Agency Comment

Neighborhood Outreach

November 16, 2022

Reviewing Agency Outreach

45 Partner Agencies

8 agencies provided comment

Legal Notification

Published November 14, 2024

- *Englewood Herald*
- *Littleton Independent*
- *Citizen Telegram*

First Class Mailing to 762 property owners;
4 Homeowner Associations



Plan Amendment Criteria

- Consistency with the vision, guiding principles, intent, goal, and policies of the Comprehensive Plan.
- Compatibility with surrounding land uses and zoning.
- Compatibility with existing, natural, and environmental conditions of the proposed amendment and preservation of important natural features, riparian corridors, wildlife habitat and movement corridors, and cultural resources.
- Adequacy of the water supply, water and sewer treatment facilities, transportation networks, accesses, emergency services, school facilities, and parks and trails to serve or support the land uses associated with the proposed amendment.
- Capability of affected special districts to adequately meet anticipated service demand.
- Changing social, economic, or land use conditions within the area that warrant the Comprehensive Plan amendment.



Staff Recommendation and Suggested Findings

Staff recommends approval based on the following proposed findings and conditions found on page 9 of the staff report-

Findings:

1. This proposed amendment complies with several goals and policies of the 2018 Arapahoe County Comprehensive Plan.
2. Amending the Comprehensive Plan Urban Area Land Use Plan map is consistent and compatible with the surrounding area.
3. The Arapahoe County Planning Commission has the authority to amend provisions of the 2018 Arapahoe County Comprehensive Plan proposed by this revision.

Conditions:

An attachment to this report illustrates the changes to be made to the 2018 Arapahoe County Comprehensive Plan Urban Area Land Use Plan map if the Planning Commission approves the request. Staff, in conjunction with the County Attorney's Office, is hereby authorized to update the map.



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Thank You

Questions?