



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# Trailside Townhomes Specific Development Plan – Zoning SDPZ21-006

## BOCC Public Hearing

### August 6, 2024





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**Applicant:** Alpert Multifamily  
Development, LLC

**Project Proposal:** Rezone 4 parcels from  
RR-A to PUD to accommodate 18  
townhomes.

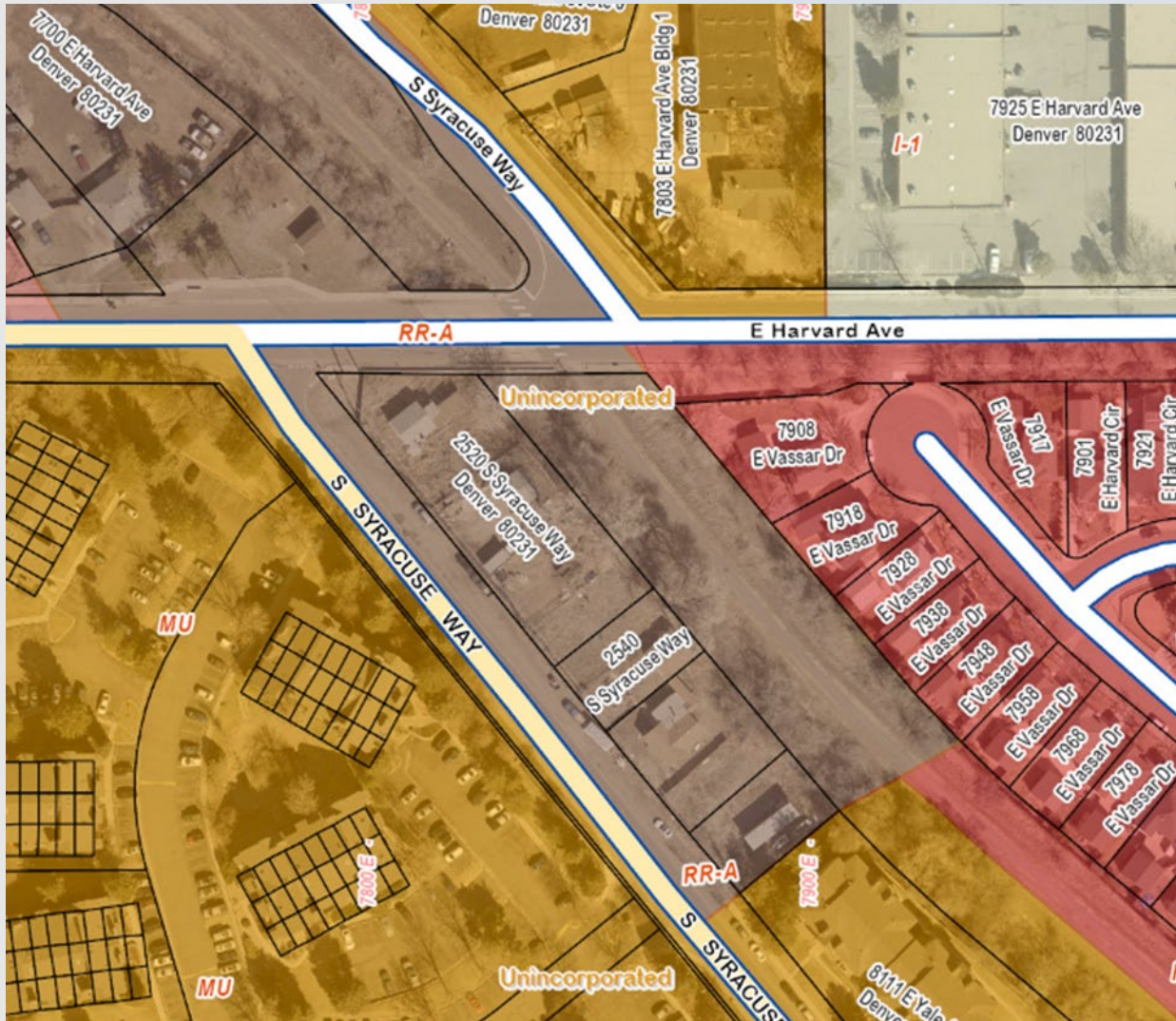
**Project Location:** SE corner of E. Harvard  
Avenue and S. Syracuse Way



# Vicinity & Zoning Map



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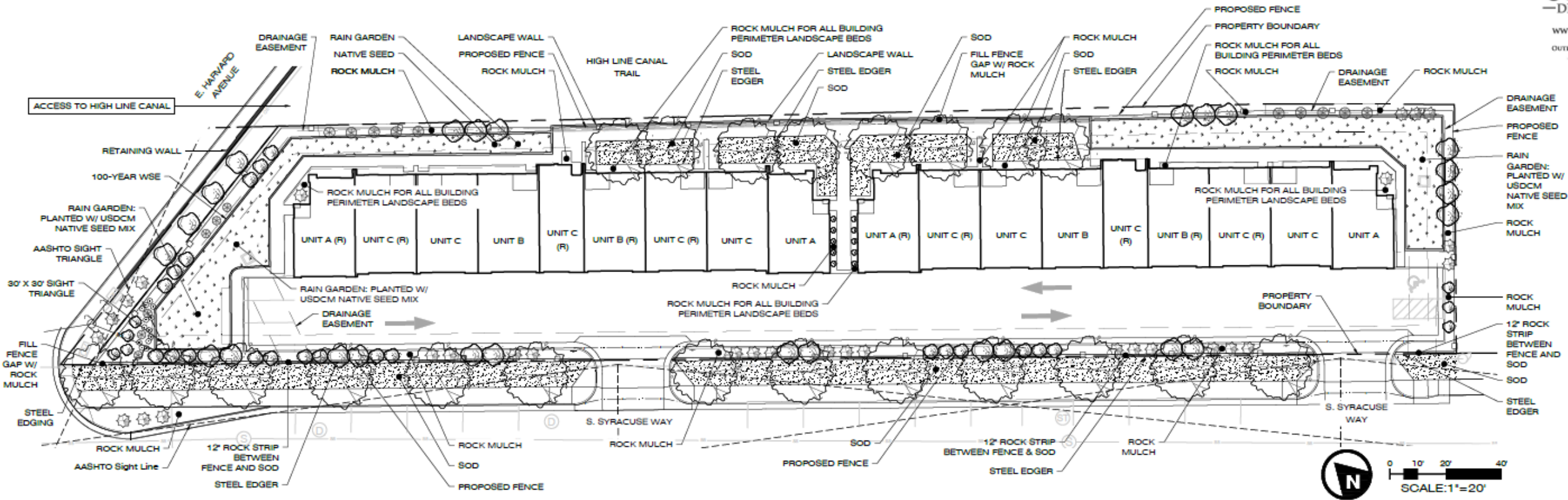
- Zoned: RR-A, Rural Residential-A), surrounding properties RR-A, MU, R-PH and I-1.
- Land Use:
  - Parcels either contain residential homes or are vacant
  - Surrounding uses are single-family residential (north and east) and multi-family (south and west). High Line Canal to the east.



# Specific Development Plan -Rezone



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- 0.91 acres
- 18 units, 19.35 du/ac
- 35% open space, proposing 38%
- Access from S. Syracuse Way



# Comprehensive Plan & Land Development Code



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- The subject site is located in the Four Square Mile Sub-Area Plan and designated as Multi-Family.
- Development density is from 13 to 25 dwelling units per gross acre. The project's proposed density is 19.35 du/ac which aligns with the MF designation.
- Proposed application meets the Land Use Development criteria.
  - Meets 2-step PUD eligibility criteria.
  - Adequate access to the parcel.
  - Development can be served (water, sanitary, fire, etc.).
  - Compatible with the surrounding area.
  - Accessible recreation for residents (High Line Canal trail).



# Referral and Public Comment



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- Referral comments received.

State Water Engineer: Existing water well located on the property. If the well is to be used, it must be properly permitted or if not used plugged and abandoned.

Cherry Creek School District: Cash-in-lieu of land dedication for public school sites value is \$61,396.33.

South Metro Fire District: “No Parking” at the fire lane location.

Open Spaces: Require that the construction of the development not impact the High Line Canal property owned by the County. The applicant has worked with Open Spaces and agreed upon a \$250 per linear foot cost if the adjacent property is impacted.

- No public comment received.



# Neighborhood Meetings



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- Two meetings; 1) neighborhood; and 2) Four-Square Mile Neighborhood Group.
- Comments
  - Crime/Darkness in Area/Safety: proposed lighting and perimeter fencing.
  - Dead and dying trees: removed on-site and Open Spaces to remove these trees on their property.
  - Trash: Don't want dumpsters.
  - Rodents: Removal of pests
  - Snow removal/storage: Areas provided on-site.



# Planning Commission Public Hearing



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- Public hearing on June 18, 2024, 5-0 vote recommending approval to the BOCC.
- Public Comment
  - No comments on the proposed development.
  - Concerns regarding vehicle parking and repairs and speeding occurring on the streets in the area.





# Conditions of Approval



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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 signing of the Administrative Site Plan, the existing water well on-site shall be either covered by a court-approved augmentation plan or plugged and abandoned.
3. Prior to the signing of the Administrative Site Plan, all existing septic systems shall be abandoned and removed from the subject property.
4. If the construction of the east retaining wall spread footer along the High Line Canal property impacts and encroaches on County property, the developer shall pay the County \$250.00 per linear foot for encroachment impacts to County property. Payment shall be made before any Building Permits are issued.



# Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Specific Development Plan - Zoning.

