



Board Summary Report

File #: 25-126

Agenda Date: 2/25/2025

Agenda #: 7.b.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Ernie Rose, Senior Planner, Public Works and Development

Presenter: Ernie Rose, Senior Planner, Public Works and Development

Subject:
Little Sunshine's Playhouse and Preschool Final Development Plan (case no. FDP23-001)

Purpose and Request:

Little Sunshine's Playhouse & Preschool, applicant, and Lennox at Copperleaf, property owner, propose a Final Development Plan for a 10,967 square-foot childcare facility on a 2.03-acre parcel located southwest of the corner of Quincy Avenue and Copperleaf Boulevard. In addition to the main building, the proposal includes constructing two outdoor play areas, including a 3,910-square-foot main playground and a 2,640-square-foot infant playground, associated parking, sidewalks, and landscaping. This final Development Plan serves as the site plan for this development while the associated Use by Special Review (USR) application, USR23-002, relates to the approval of the land use at this location.

Background and Discussion:

The subject property is in Use Area Parcel M of the Copperleaf Preliminary Development Plan (Z13-003). Use Area Parcel M is designated as a "Town Centre" and requires a Final Development Plan (FDP) for a daycare facility at this location. Additionally, this property is governed by the Copperleaf Development Agreement, which was executed in 2005. Properties in Use Area M must have site plans reviewed by the Planning Commission and approved by the BOCC through the Final Development Plan process, as required in the Copperleaf Development Agreement.

Request to Vary from the Land Development Code

Section 4-1.2. B.3 of the LDC allows the applicant to submit a request to reduce parking requirements to the Planning Manager through a Land Development application. The applicant is required to provide 44 parking spaces and proposes to provide 42. The Copperleaf PDP states all parking requirements will follow the County Code, as in effect on March 29, 2004, or subsequent parking codes adopted by Arapahoe County, whichever is less stringent. The applicant requested that the County apply the 2019 parking requirements, which require one parking space per 250 square feet. This proposal requires 44 parking spaces. The applicant proposes 42 parking spaces, a 5.6% reduction based on the 2019 LDC requirements.

The Copperleaf Towne Centre Design Guidelines (May 24, 2004) state that waivers for reducing the parking

standard can be sought at the FDP stage if it is not practical or feasible or may result in a less-than-appropriate design response. The applicant has stated that adding more parking spaces will result in parallel and tandem orientation, which is not permitted under the LDC. Arapahoe County planning staff supported this request for the reasons stated by the applicant.

The Planning Commission recommended approval of the Final Development Plan (FDP) on January 21, 2025, and the FDP aspect of this case was added to the BOCC general business docket for February 25, 2025. The associated Use by Special Review (USR23-002) is scheduled for public hearing on the Board's general business docket for the same date. No members of the public spoke regarding the item at Planning Commission. A copy of the Planning Commission staff report is attached to this report.

Fiscal Impact: No fiscal impacts are anticipated at this time.

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

1. Approve the proposed Final Development Plan
2. Continue to a date certain for more information
3. Deny the proposed Final Development Plan

Alignment with Strategic Plan:

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

Staff Recommendation: Considering the findings and other information provided in the attached staff report, staff recommends approval of Case No FDP23-001, Little Sunshine's Playhouse and Preschool - Final Development Plan, subject to the following conditions of approval:

1. Before the signature of the final copy of these plans, the applicant must address Public Works and Development staff comments and concerns. 2. The applicant must meet all Arapahoe County Health Department requirements and receive licensing from Colorado Department of Early Childhood prior to opening for the public.

Concurrence: The Planning Commission recommended approval of the Final Development Plan in a 7-0 vote at their January 21, 2025, public hearing.

Resolution: A draft Resolution is attached.