



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**Copperleaf Filing No. 32**  
**Final Plat**  
**PF25-006**

**Board of County Commissioners**  
**Public Hearing**

**February 3, 2026**





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**Applicant:** Galloway and Company, LLC

**Project Proposal:** Replat Pads 4 and 5 to create two new lots (Pads 1 and 2)

**Project Location:** Southeast corner of E. Quincy Avenue and Copperleaf Boulevard

**Staff:** Emily Gonzalez- Case Engineer



# Vicinity & Zoning Map



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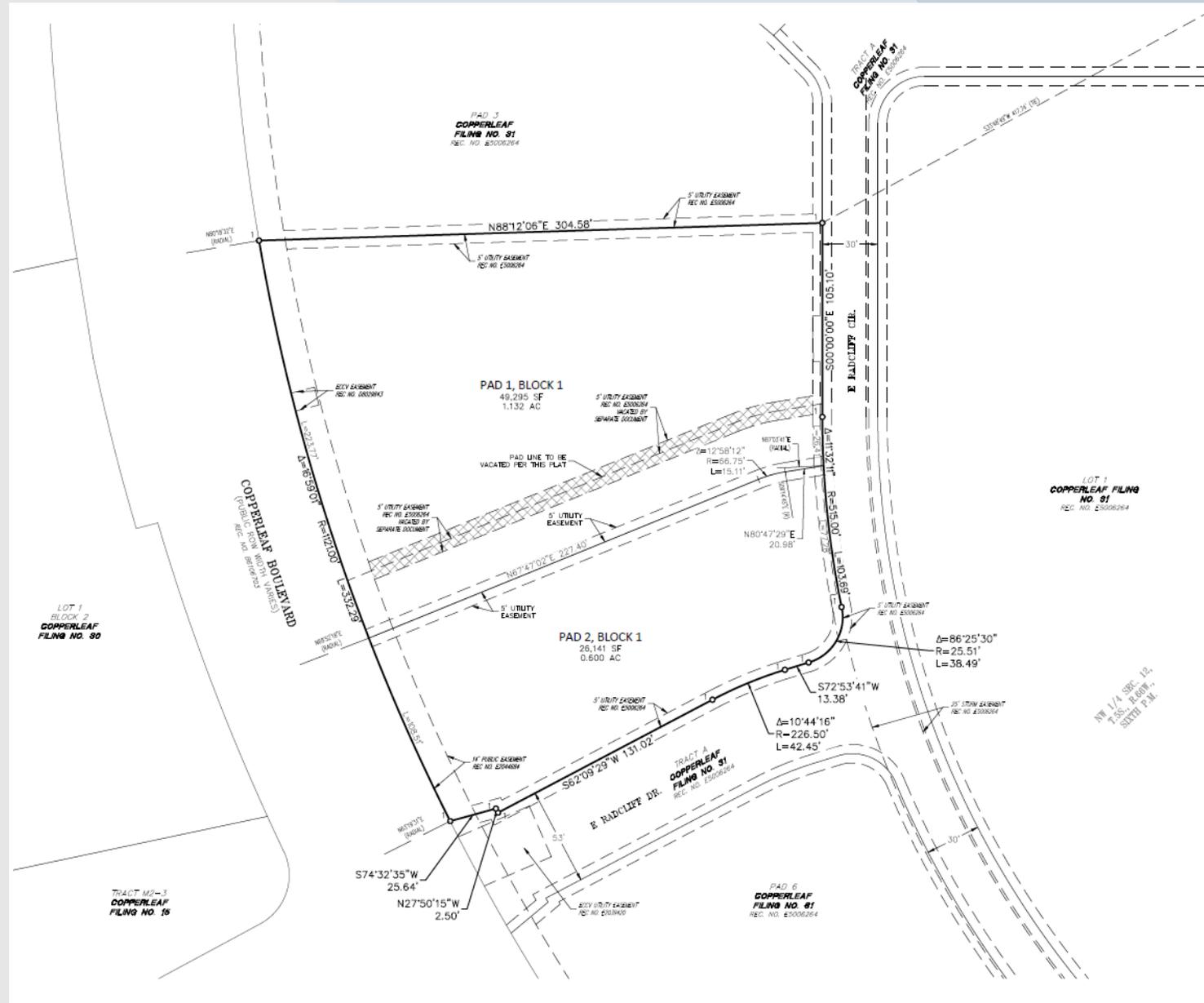
- Copperleaf Commercial Center  
Zoned: MU
- New lots (Pads 1 and 2) are located  
along Copperleaf Boulevard.



# Final Plat



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- Replating Pads 4 and 5
- To create Pads 1 and 2
  - Pad 1 - 1.132 acres
  - Pad 2 - 0.600 acres
- Two new 5-foot easements will be created on both sides of the lot line between Pads 1 and 2
- Old 5-foot easements will be vacated as per the vacation case running concurrently with this application.



# Comprehensive Plan and Land Development Code



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- Consistent with Comprehensive Plan and Land Development Code:
  - Infill development.
  - Adequate access to the development.
  - Development can be served (water, sanitary sewer, utilities).
  - Development can be served by sheriff and fire.
  - No on-site hazards – soils, topography.
  - In compliance with the zoning regulations.



# Referral and Public Comment



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- Referral comments received.
  - Comments received stated that the property could be served, or there were no concerns.
  - No public comment received.



# Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Final Plat.

